



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 21, 2009 **REPORT NO.** PC-09-042

ATTENTION: Planning Commission, Agenda of May 28, 2009

SUBJECT: **TUCKER SELF STORAGE - PROJECT NO. 141881
PROCESS 5**

**OWNER/
APPLICANT:** City of San Diego/
Andy Krutzsch (Attachment 15)

REFERENCE: Planning Report No. PC-07-032 (Attachment 16)

SUMMARY

Issue: Should the Planning Commission **RECOMMEND** to the City Council approval of a 90,116-square foot self storage facility on a vacant 3.35-acre site located at 9765 Clairemont Mesa Boulevard in the Tierrasanta Community Plan area?

Staff Recommendations:

1. Recommend the City Council **CERTIFY** Mitigated Negative Declaration No. 141881, and **ADOPT** Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend the City Council **APPROVE** Rezone No. 495995;
3. Recommend the City Council **APPROVE** Public Right of Way Vacation No. 495994; and
4. Recommend the City Council **APPROVE** Site Development Permit No. 495993.

Community Planning Group Recommendation: On February 28, 2008, the Tierrasanta Community Council and Planning Group considered the project and voted 11:5:0 (2 members absent) to deny the project (Attachment 14).

Environmental Review: Mitigated Negative Declaration No. 141881 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) guidelines which addressed potential impacts to Land Use – Multiple Species Conservation Program (MSCP), Paleontological Resources, Historical Resources, Biological Resources, Health and Safety and Solid Waste Generation/Disposal. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and when implemented would reduce the potential impacts to a level below significance.

Fiscal Impact Statement: The proposed project entails a 55-year ground lease of the property pursuant to a Settlement Agreement in the case of TRP LIMITED V. CITY OF SAN DIEGO, ET AL, AND SCC No. 578191, approved by City Council Resolution No. 274804 on December 4, 1989. A stipulation of the Settlement Agreement is that the City pays for the processing of the project’s entitlements. Development Services’ costs are reimbursed from the Risk Management Liability Fund.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Tierrasanta Community Plan does not apply a specific land use designation for the project site. The proposed project would involve the construction of a self storage facility on undeveloped, excess right-of-way; therefore, the project would not result in the loss of any existing housing units.

BACKGROUND

The proposed 3.35-acre vacant site is located at 9765 Clairemont Mesa Boulevard, just east of the intersection of Clairemont Mesa Boulevard and Interstate 15 in the Tierrasanta Community Plan area. The site is vacant and is zoned RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial-Park) and IH-2-1 (Industrial-Heavy). The site is surrounded by military property to the north, Interstate 15 to the west, industrial/commercial uses to the south, and Multi-Habitat Planning Area (MHPA) open space to the east (Attachment 1).

The site was formally the right of way alignment of Clairemont Mesa Boulevard before the current development of Interstate 15. The project site has been previously graded and native and non-native vegetation have developed over the site since the realignment of the road.

The Tierrasanta Community Plan does not apply a specific land use designation for the project site. The Industrial Element of the community plan states that approximately three developable acres may be added to the existing six-acre, “industrial” designated site to the south of the subject project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned (Attachments 2 and 3). Both the Interstate 15 interchange and Clairemont Mesa Boulevard have been realigned.

This project emanated from a quiet title action in the case of TRP Limited v. City of San Diego, et al., SCC 578191, filed in 1986 over a dispute between the City of San Diego and Mr. Krutzsch

as to the ownership of the subject property. Rather than taking the case to trial, the City and the Andrew Krutzsch family, being the successor in interest to TRP Limited, entered into a Settlement Agreement which was approved by City Council Resolution R-274804 in 1989. The Settlement Agreement allows Mr. Krutzsch, in exchange for relinquishing any claim of title to the disputed property, to ground lease the property from the City for a commercial or industrial development under the terms and conditions in the Agreement.

In 2005, the City began processing an application for three self storage buildings at the subject site. The proposal included two, three-story buildings and one, four-story building for a total of 120,183 square feet (Attachments 5 and 6).

On February 15, 2007, the Planning Commission voted 6:0:1 to approve the project with the recommendations that signage should be located only in the areas, and no larger than, shown in the applicant's photo simulation; use a more native planting around the retaining walls and overall use native vegetation comparable to the open space. On July 17, 2007 the City Council voted 5:2:0 to deny the project. Prior to the July 17, 2007 hearing the item had been continued twice, from April 23, 2007 and May 22, 2007 to give community members more time to review the project and discuss alternatives.

DISCUSSION

Project Description:

The proposed project consists of three buildings on two parcels for a total of 90,116 square feet. The two parcels are separated by Research Park Access Road (Attachment 5). This road provides access to the existing industrial park immediately adjacent to the subject site. Parcel A (West Phase) would consist of two, two-story structures over a basement. Building 1 would consist of 26,085 square feet. Building 2 would consist of 25,566 square feet. The combination of the two buildings is 51,651 square feet. Development on Parcel B (East Phase) would consist of one, three-story building with a total of 38,465 square feet.

The proposed two and three story structures would include self-storage on all building levels, with an office, lobby, and reception area located on the first floor of the Parcel B (East Phase) Building. All three structures would have a maximum height of approximately 33 feet from finished grade (Attachment 6).

The current project is the same project in terms of use as the 2005 project (Attachment 16), but is lower in height and smaller in size. Attachments 17 and 18 are photo simulations comparing the 2005 project with the current project with mature landscaping, respectively. For Parcel A (East Phase) Building 1 has been reduced in height from three stories over a basement to two stories over a basement and has been reduced in size from 34,780 to 26,085 square feet ($34,780 - 26,085 = 8,695$). Building 2 has also been reduced from three to two stories over a basement and the square footage has been reduced from 34,088 to 25,566 square feet ($34,088 - 25,566 = 8,522$). Parcel B (East Phase) has been reduced in height from four to three stories over a

basement and the square footage has been reduced from 51,315 to 38,465 (51,315 – 38,465 = 12,850). The current project will not exceed 33 feet in height from finished grade and the square footage has been reduced by 25 percent.

Community Plan Analysis

The Tierrasanta Community Plan designates two sites for industrial development. The larger of the two occupies approximately 51 acres northeast of the Interstate 15/Clairemont Mesa Boulevard intersection. The smaller site is approximately six acres located southeast of the Interstate 15/Clairemont Mesa Boulevard intersection (Attachment 2). The community plan states that approximately three developable acres may be added to the smaller six-acre industrial site after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned and constructed as a four-lane Primary Arterial (Attachment 3). Both right-of-way facilities have been completed. The community plan also states that access and traffic capacity constraints limit the intensity of uses which this site can accommodate. The proposal to develop a self storage facility on the three acre site adjacent to industrially designated land would meet the intent of the Industrial Element of the community plan and the goal of accommodating compatible uses on this site.

According to the Tierrasanta Community Plan, development of the proposed project site should meet objectives for protecting surrounding uses from visual impacts or other disruptions, as well as for protecting and enhancing the physical environment, visual appearance, identity, and character of the Tierrasanta community. As mentioned above, the project site is located immediately east of Interstate 15 and south of Clairemont Mesa Boulevard which is designated as a four-lane primary arterial in the community plan. The project site is adjacent to an area designated for industrial development and where industrial uses currently exists in five, two- and three- story industrial buildings. To the north of Clairemont Mesa Boulevard is designated open space and approximately 51 acres designated for industrial use. In addition to being proposed adjacent to the freeway and existing industrial development, the proposed project would be buffered from multi-family residential development, which is located approximately 600 feet to the east, by an existing open space canyon and MHPA lands. The project also would incorporate a mix of varying materials and landscape screening that would serve to break up the bulk and mass of the proposed structures (Attachment 7). The western portion of the proposed project would be setback from Clairemont Mesa Boulevard. The project would be screened with 24-inch box Cajeput Trees (*Melaleuca Quinquenervia*) around the perimeter of the project site. Additionally, faux windows would be added along the north elevation of the eastern most structure of the project, closest to Clairemont Mesa Boulevard (Attachment 6). Varying roof lines and staggered setbacks would also be incorporated to further articulate the building façade of this portion of the project along Clairemont Mesa Boulevard. These project features implement the objectives of the community plan to protect surrounding uses from visual impacts and improve the visual appearance through aesthetic improvements and urban design.

The proposed project would also include a rezone of the project site from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial – Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-

Light) (Attachment 11). The proposed rezone would implement the community plan's provision for adding approximately three developable acres to an existing six acre industrial site. As proposed, the project would not adversely impact the goals and objectives of the Tierrasanta Community Plan.

Land Use (MCAS Miramar)

The proposed project is located within the MCAS Miramar Airport Influence Area which serves as the boundaries for the Airport Land Use Compatibility Plan. The proposed self storage use is compatible with the Airport Land Use Compatibility Plan. On December 4, 2006, the San Diego County Regional Airport Authority, acting as the Airport Land Use Commission for San Diego County, determined that the proposed 2007 project was consistent with the Airport Land Use Compatibility Plan for MCAS Miramar. They have also made the determination that the current proposal because, it is essentially the same project, but smaller in height and square footage is covered under the December 4, 2006 land use determination.

Discretionary Actions

The proposed project requires a Rezone from the RS-1-1, IH-2-1 and IP-2-1 zones to the IL-2-1 zone (Attachments 10 and 11). The IL-2-1 zone allows for a mix of light industrial uses and office uses with limited commercial uses. Along with the Rezone the project requires a Site Development Permit (SDP) and a Right-of-Way Vacation. The Public Right-of Way Vacation is for the property which was formerly part of an Interstate 15 off-ramp (Attachments 12 and 13). A SDP is required due to impacts to Environmentally Sensitive Lands (Attachments 8 and 9). The proposed rezone is supported because it would implement the community plan's goal for light industrial development at this site. The Right-of-Way Vacation is supported because the subject area is no longer needed for public use.

Environmental Analysis:

Land Use – Multiple Species Conservation Program (MSCP)

The project site lies within the boundaries of the City's Multiple Species Conservations Plan (MSCP) Subarea Plan. The project site is not immediately adjacent to the City's Multi-Habitat Planning Area (MHPA), but approximately 250 feet to the east and south is land within the MHPA. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. Therefore, the project would be required to comply with the MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA. Specifically, lighting would be directed away the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution.

Drainage would be directed away from the MHPA, and/or would not drain directly into these areas. No staging/storage areas would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. Landscape plantings would consist of only native plant species. In addition, due to the site's proximity to coastal sage scrub in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15).

Paleontological Resources

According to the "Geology of the San Diego Metropolitan Area, California, La Mesa, 7^{1/2} Minute Quadrangle" (Kennedy and Peterson, 1975), the majority of the project area is underlain by the Friars Formation. The Friars Formation is assigned a high sensitivity rating to produce paleontological resources. Construction of the project requires approximately 18,895 cubic yards of soil cut material to an approximate maximum depth of 17 feet below the surface. According to the City of San Diego's Significance Determination Thresholds, over 1,000 cubic yards of grading at depths of greater than 10 feet (less than 10 feet if the site has been graded) into formations with a high resource sensitivity rating may result in a significant impact to paleontological resources, and mitigation is required. For the proposed project the mitigation program consists of monitoring excavation activities by a qualified paleontologist, recovery and curation of any discovered fossils and preparation of a monitoring results report.

Historical Resources

An archaeological survey report was completed by ASM Affiliates (November, 2008). The archaeological survey included literature review, record search, Native American Consultation, and completion of a pedestrian field survey of the 3.35-acre project site. Information retrieved as part of the literature review and record search showed that although there were several recorded sites within a one-mile radius, no cultural resources had been recorded within the project site. In addition, no cultural resources were identified during the field survey, nor any features from the historic military activity in Kearny Mesa. The letter survey report concluded that with the lack of recorded or newly identified cultural resources, no additional work is recommended. Therefore, monitoring of the project area is not required.

Biological Resources

A biological field survey of the project site was conducted on July 15, 2008. The site consists of two habitat types, disturbed coastal sage scrub (Tier II) and non-native grassland (Tier III) per the City's Biology Guidelines, both of which are considered sensitive. The approximately 2.79 acres of disturbed coastal sage scrub consist primarily of broom bacheris, laurel sumac, sugar sage, California sagebrush, giant sea-dahlia, and white sage. The approximately 0.53 acre of non-native grasses is dominated by foxtail chess, filaree, and purple nightshade.

Direct impacts would result with construction of the proposed project. The project would impact disturbed coastal sage scrub and non-native grassland. Approximately 2.36 acres of disturbed coastal sage scrub would be impacted. According to the City's Biology Guidelines, impacts to Tier II (uncommon uplands) that occur outside of the MHPA, as in this proposal, can be mitigated either within or outside of the MHPA. If mitigated within the MHPA the ratio would be 1:1 and if mitigated outside the MHPA that ratio would be 1.5:1.

Approximately 0.53 acre of non-native grassland would be impacted. According to the City's Biology Guidelines, impacts to Tier IIIB (common uplands) that occur outside of the MHPA, as in this proposal, can be mitigated either within or outside of the MHPA. If mitigated within the MHPA, the ratio would be 0.5:1 and if mitigated outside the MHPA the ratio would be 1:1.

Per the City's Biology Guidelines, a 1:1 mitigation ratio for impacts to disturbed coastal sage scrub and a 0.5:1 ratio for the non-native grasslands are required. The resulting mitigation required for project impacts would include 2.36 acres of disturbed coastal sage scrub and 0.26 acre of NNGL, for a total of 2.62 acres equivalent contribution to the City's Habitat Acquisition Fund.

Health and Safety

The project site is near the southern boundary of Marine Corps Air Station (MCAS) Miramar. This part of Kearney Mesa has been a focus of military activity for nearly 100 years. In and around 1917, a nation-wide defense campaign included the construction of Camp Kearny (approximately 13,000 acres) in the greater Miramar area for infantry training of the Army National Guard. The camp was closed in 1920. During the 1930's, the federal government purchased Camp Kearny as an auxiliary dirigible (aircraft) base. The Department of Navy approved the auxiliary base in 1931 and sought to construct a part-time air station. Approximately fourteen years after the close of Camp Kearny, the Marines rented the artillery ranges of former Camp Kearny as a Combat Range for training soldiers to use machine guns, artillery, and anti-aircraft weaponry. This new range came to be known as Camp Holcomb, then renamed what is today known as Camp Elliott.

Portions of the site appear to be located in this military training area. The project would involve grading into previously undisturbed areas; therefore, the project site would be required to be swept for unexploded ordnance. According to the Army Corp of Engineers, a portion of the project site as been swept, while portions remain to be swept. The applicant would be required of obtain proof and/or approval from the Department of Toxic Substance Control that the entire project site has been swept and cleared prior to issuance of grading permits.

Solid Waste Generation/Disposal

According to Assembly Bill 939, the City of San Diego is required to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by

2000. According to the Development Services Department Significance Thresholds, projects that would construct over 40,000 square feet of commercial development are required to prepare a solid waste generation/disposal plan which addresses demolition, construction and the occupancy phases of the project. As mitigation for cumulative impacts to the landfill, a "Waste Management Plan, Tucker Self Storage, San Diego, California" (August 7, 2008) was prepared by Land Solutions, Inc. and was conceptually approved by the Environmental Services Department.

The waste management plan includes instructions and procedures for the source separation of construction, demolition, and land-clearing waste for recycling. Some of the salvageable materials would be reused for construction, while those not reused on-site would be delivered to specified recycling facilities. During the demolition phase, demolition would be limited to excavation of soils and vegetation since no structures exist on-site. Vegetation debris would be sent to the City greenery and excess soils would be screened and made available to persons and/or construction companies seeking fill. Remaining excavated soils would be offered to local landfills as cover. During construction, the project would incorporate construction efficiencies (i.e., on-site re-use of materials, recycling) in order to ensure diversion from the landfill. During the occupancy phase, self-storage tenants would not have access to waste bins, therefore not encouraging dumping opportunities. Office operations would utilize recycling of paper items and yard waste. Implementation of the waste management plan would reduce the project's contribution to cumulative waste management impacts to below a level of significance.

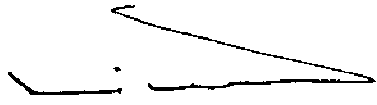
Conclusion:

Staff recommends that the Planning Commission recommend City Council approval of the actions to permit the Tucker Self Storage project. This recommendation is made because all issues identified by City staff during review of the proposed project have been resolved in accordance with the requirements of the Municipal Code and the California Environmental Quality Act, subject to the terms and conditions contained in the draft permits, ordinances and resolutions for the project.

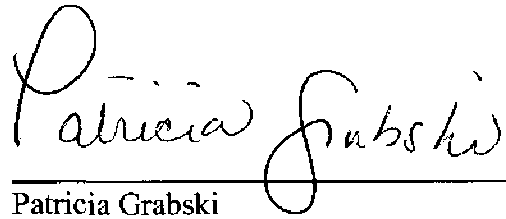
ALTERNATIVES

1. **RECOMMEND APPROVAL** to the City Council of the Tucker Self Storage project for: Rezone No. 495995; Site Development Permit No. 495993; and Public Right-Of-Way Vacation No. 495994 with modifications.
2. **RECOMMEND DENIAL** to the City Council of the Tucker Self Storage project for: Rezone No. 495995; Site Development Permit No. 495993; and Public Right-Of-Way Vacation No. 495995 if the findings required approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



Patricia Grabski
Project Manager
Development Services Department

KGB/pxg

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Community Plan Text
4. Project Data Sheet
5. Project Site Plans
6. Project Elevations
7. Landscape Concept Plan
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Draft Rezone Ordinance
11. Rezone – B Sheet
12. Public Right-Of-Way Resolution
13. Public Right-Of-Way Exhibit
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement
16. Planning Report No. PC-07032
17. Photo Simulation – 2005 Project
18. Photo Simulation – Current Project



Proposed Project Site
Approx. 3.35 Acres

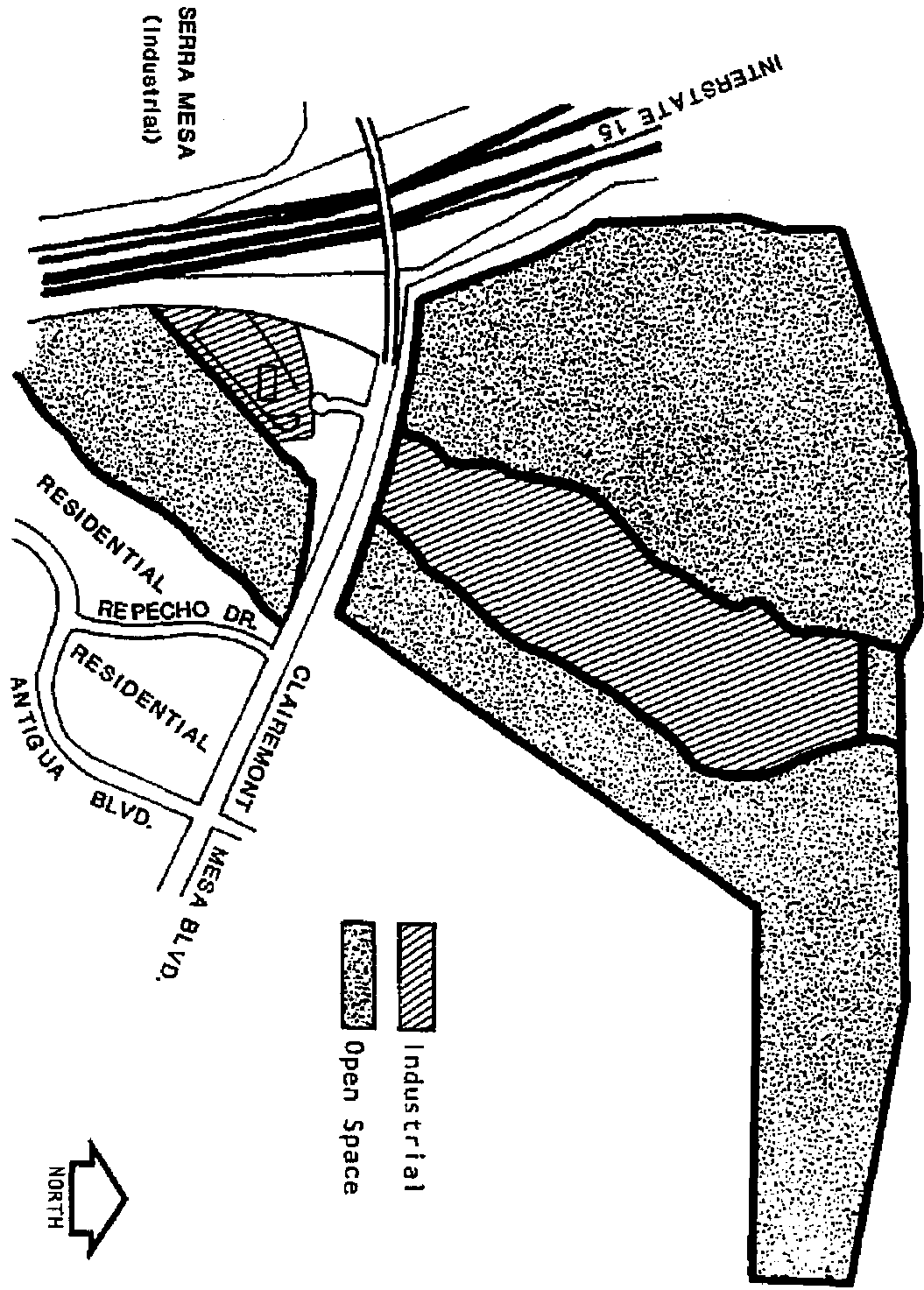


Aerial Photo

TUCKER SELF STORAGE

9765 Clairemont Mesa Boulevard





SERRA MESA
(Industrial)

INTERSTATE 15

RESIDENTIAL



REPECHO DR.

RESIDENTIAL

ANTIGUA BLVD.

CLAIREMONT

MESA BLVD.

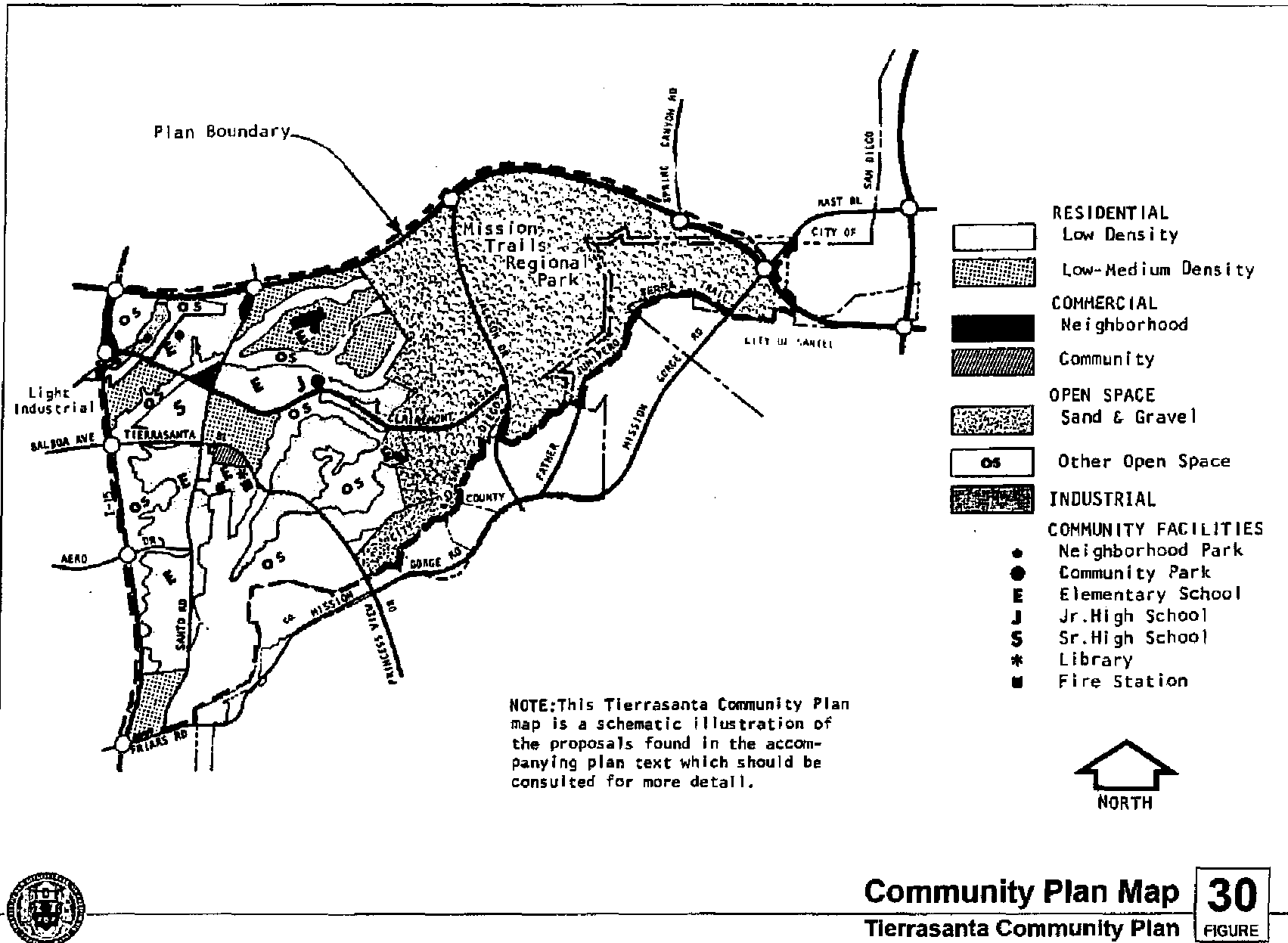
-  Industrial
-  Open Space



Industrial Use **8**

Tierrasanta Community Plan

FIGURE



INDUSTRIAL

EXISTING CONDITIONS

Industrially designated land within Tierrasanta is limited to two sites located east of the I-15/Clairemont Mesa Boulevard interchange (Figure 9).

One site consists of an auto wrecking yard and a vehicle storage facility, occupying a six-acre parcel bounded on the west and north by the above thoroughfares, and on the south and east by an open space canyon. Vehicular access is somewhat hazardous with the close proximity of the freeway interchange. While these businesses are visible from residential development to the southeast, a fence adequately screens most of the operations.



Approximately three developable acres may be added to this site after the I-15 interchange is constructed and Clairemont Mesa Boulevard is realigned. Clairemont Mesa Boulevard will be constructed to four-lane Primary Arterial standards. Access and traffic capacity constraints limit the intensity of uses which this site can accommodate.

A larger industrial site occupies approximately 51 acres northeast of the I-15/Clairemont Mesa Boulevard interchange. This site, which is located on a mesa, was formerly designated for military use. This site is surrounded by open space areas which include canyons, and mesas with vernal pools which contain rare and endangered species. A 150-foot-wide wildlife corridor separates the site from the SR-52 alignment.

GOAL

ACCOMMODATE USES WHICH ARE COMPATIBLE WITH THE DESIGNATED SITE

OBJECTIVES

- To protect surrounding uses from visual impact or other disruption caused by uses on the industrially designated sites.
- To improve the existing traffic safety situation concerning access to the southerly site.
- To ensure that industrial development is sensitive to the surrounding open space areas.

PROJECT DATA SHEET

PROJECT NAME:	Tucker Self Storage – Project No. 141881	
PROJECT DESCRIPTION:	The proposed project consists of three buildings on two parcels for a total of 90,116 square feet. Parcel A (West Phase) would consist of two, two-story structures over a basement. Building 1 would consist of 26,085 square feet. Building 2 would consist of 25,566 square feet. The combination of the two buildings is 51,651 square feet. Development on Parcel B (East Phase) would consist of one, three-story building with a total of 38,465 square feet. The maximum height for all building is 33 feet at finished grade.	
COMMUNITY PLAN AREA:	Tierrasanta Community Plan	
DISCRETIONARY ACTIONS:	Rezone; Public Rights-of-Way Vacation; Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	The Tierrasanta Community Plan does not apply a specific land use designation for the site. The Industrial Element of the Plan states that approximately 3 developable acres may be added to the existing 6-acre, Industrial designated site to the south of the project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned. Both right-of-way actions have been completed.	
<u>ZONING INFORMATION (PROPOSED IL-2-1 ZONE):</u>		
Required/Proposed		
<u>PARCEL "A"</u>	<u>PARCEL "B"</u>	
ZONE: IL-2-1	ZONE: IL-2-1	
HEIGHT LIMIT: None/33-ft	HEIGHT LIMIT: None/33-ft	
MINIMUM LOT SIZE: 15, 000sf/1.70 acres	MINIMUM LOT SIZE: 15, 000sf/1.82 acres	
FLOOR AREA RATIO: 2.0/0.69 maximum	FLOOR AREA RATIO: 2.0/0.48 maximum	
FRONT SETBACK: 15/20 feet	FRONT SETBACK: 15/20 feet	
SIDE SETBACK: 10 feet	SIDE SETBACK: 10 feet	
STREETSIDE SETBACK: 20 feet	STREETSIDE SETBACK: 20 feet	
REAR SETBACK: 25 feet	REAR SETBACK: 25 feet	
PARKING:	PARKING:	
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential Single Family – RS-1-1	Vacant Land – Light Industrial
SOUTH:	Industrial Park/Industrial Heavy – IP-2-1 and IH-2-1	Industrial Parks
EAST:	Residential Single Family – RS-1-1	Road – Right-of-Way

WEST:	Industrial Heavy – IH-2-1	Vacant - Freeway
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On February 0, 2008, the Tierrasanta Community Council and Planning Group voted 11:5:0 (2 members absent) to deny the project	

PROJECT DATA:

Existing use: Vacant site
 Type of Construction: Type II Non-Rated, Sprinkled in lieu of one-hour.
 Occupancy Classification: B and B-1
 Number of stories:
 East phase: 3 stories
 West phase: 2 stories over basement
 Building Codes: 2001 CBC, CFC, CMC, CPG, CEC

Gross Floor Area:

	Bldg	Basement/ Footprint	1st Flr.	2nd Flr.	3rd Flr.	Total
West Phase Parcel A	2	5,645 S.F. 5,522 S.F.	5,645 S.F. 5,522 S.F.	5,645 S.F. 5,522 S.F.	-	26,055 S.F. 25,566 S.F.
East Phase Parcel B	1	-	12,765 S.F.	12,680 S.F.	12,680 S.F.	58,465 S.F.
Total S.F.						90,116 S.F.

F.A.R. allowed: 2.0

Parcel A size: 1.70 acres (74,052 s.f.)

Coverage: 25.5%

F.A.R.: .84

Parcel B size: 1.82 acres (79,278 s.f.)

Coverage: 16.1%

F.A.R.: .48

SCOPE OF WORK:

JERRY TUCKER AND ANDY KRUTZSCH ARE SUBMITTING AN APPLICATION FOR A PROPOSED SELF STORAGE ON A PROPERTY THAT IS OWNED BY THE CITY OF SAN DIEGO. THE APPLICANTS IN TURN HAVE A LONG TERM LEASE WITH THE CITY TO PROVIDE THE SITE WITH AN APPROPRIATE COMMERCIAL USE. WITH THIS LEASE THE CITY IS OBLIGATED TO PICK UP ALL ASSOCIATED FEES.

GENERAL SCOPE:

1. GRADING OF THE EXISTING VACANT LAND WHICH WAS PREVIOUSLY USED AS AN OFF-RAMP FOR MURPHY CANYON ROAD.
2. GRADING AND FILLING APPROX. 2.8 ACRES OF THE SURFACE AREA OF PARCELS A AND B.
3. CONSTRUCTING 90,116 S.F. OF SELF STORAGE, INCLUDING THE NECESSARY PARKING, ACCESS AND LANDSCAPING.

REQUIRED DISCRETIONARY APPROVALS: THE DISCRETIONARY APPROVALS NEEDED TO AUTHORIZE THE EXPANSION INCLUDE:

1. SITE DEVELOPMENT PERMIT
2. REZONE: PROPOSING IL-2-1 FROM THE EXISTING RS-1-1, IP-2-1 & IH-2-1.
3. PUBLIC RIGHT-OF-WAY VACATION OF PROPERTY WHICH HAS A FORMER ROAD OFF-RAMP.

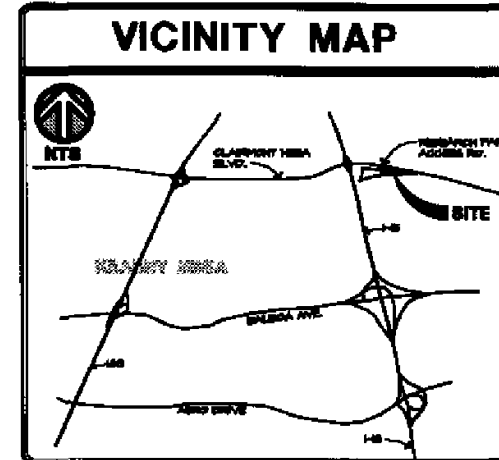
PROPOSED HOURS OF OPERATION:

7:00 AM TO 7:00 PM

THE PROPOSED HOURS OF OPERATION ARE NORMAL OPERATING HOURS FOR SELF-STORAGE PROJECTS THAT ARE NOT 24 HOUR ACCESS PROJECTS. 7:00 AM. ALLOWS THE BEFORE WORK FOR MANY PEOPLE TO ACCESS THEIR STORAGE AND 7:00 PM. ALLOWS THE AFTER WORK FOR THEIR ACCESS.

TUCKER SELF STORAGE (REVISED)

Existing Zoning: RS-1-1, IP-2-1, IH-2-1
 Neighboring Quarters: There are no quarters proposed.
 Requested Zoning: IL-2-1
 Permit/Approval Requested: PDP/SDP/Reasons/Public Right-of-way vacation
 Building Height: 33' feet max.
 Proposed Use: Self Storage
 Existing Soil Condition: Relatively undisturbed natural soil.
 Parking Spaces: 15 Provided (See table this sheet)
 Loading Spaces: 2 Provided
 Legal Description:
 Parcel A and B being a portion of lot 2 and the unnamed street southeasterly of lot 2 closed and vacated to public use, of roadstate tract, in the city of San Diego, County of San Diego, State of California, according to map thereof No. 825, filed in the office of the county recorder of San Diego county on January 21, 1941.
 A.P.N.: There is no A.P.N. at this time. Property is excess city owned property that previously was a road off-ramp.



PROJECT TEAM

OWNER
 CITY OF SAN DIEGO

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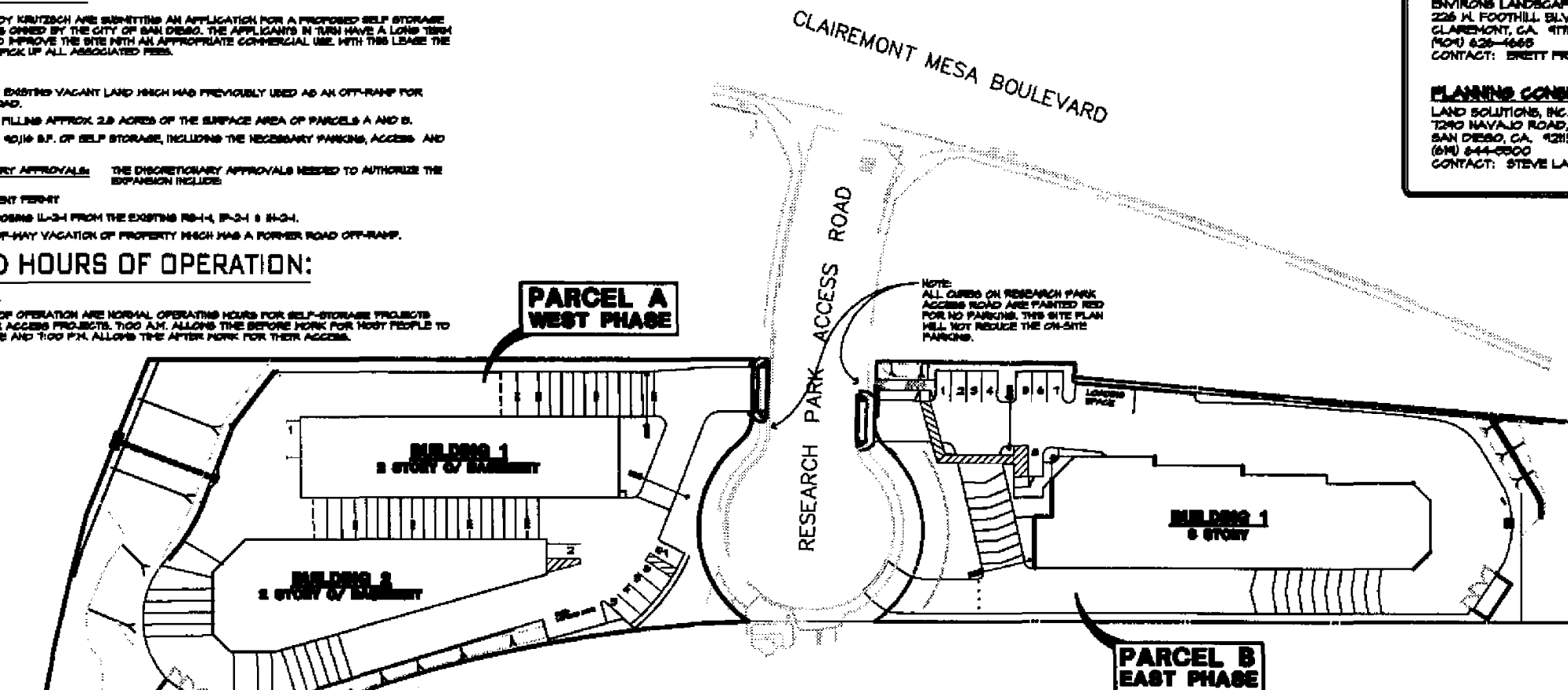
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PLANNING CONSULTANT
 LAND SOLUTIONS, INC.
 7240 MAYAJO ROAD, #15
 SAN DIEGO, CA. 92115
 (619) 644-8900
 CONTACT: STEVE LAUB

SHEET SCHEDULE

C	COVER SHEET
1	SITE PLAN, EAST PHASE, PARCEL B
2	SITE PLAN, WEST PHASE, PARCEL A
3	FIRST FLOOR PLAN - EAST PHASE
4	SECOND FLOOR PLAN - EAST PHASE
5	THIRD FLOOR PLAN - EAST PHASE
6	BASINENT FLOOR PLAN - WEST PHASE
7	FIRST FLOOR PLAN - WEST PHASE
8	SECOND FLOOR PLAN - WEST PHASE
9	EXTERIOR ELEVATIONS - EAST PHASE
10	EXTERIOR ELEVATIONS - WEST PHASE - BLDG 1
11	EXTERIOR ELEVATIONS - WEST PHASE - BLDG 2
12	BUILDING SECTIONS - EAST PHASE
13	BUILDING SECTIONS - WEST PHASE
14	ROOF PLAN - EAST PHASE
15	ROOF PLAN - WEST PHASE
16	REASONING EXHIBIT
C-1	CONCEPTUAL GRADING PLAN - PARCEL A
C-2	CONCEPTUAL GRADING PLAN - PARCEL B
C-3	CONCEPTUAL GRADING PLAN - PARCEL A & B
C-4	SLOPE ANALYSIS - PARCEL A
C-5	SLOPE ANALYSIS - PARCEL B
L-1	CONCEPTUAL LANDSCAPE PLAN - EAST PHASE
L-2	LANDSCAPE AREA EXHIBIT - EAST PHASE
L-3	CONCEPTUAL LANDSCAPE PLAN - WEST PHASE
L-4	LANDSCAPE AREA EXHIBIT - WEST PHASE



PARKING TABLE

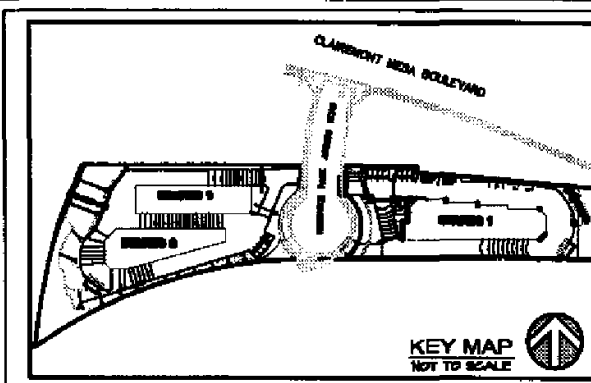
	BUILDING S.F.	REQUIRED	PROVIDED
PARCEL B EAST PHASE	142 S.F. (OFFICE) 9780 S.F. (STORAGE)	5.5 STD. SPACES 8.1 STD. SPACES 1.0 STD. SPACES	8 SPACES
PARCEL A WEST PHASE	8481 S.F. (STORAGE)	8.1 STD. SPACES	7 SPACES
TOTAL	962 S.F. (OFFICE) 9434 S.F. (STORAGE) 10116 S.F. (TOTAL S.F.)	5.5 STD. SPACES 8.1 STD. SPACES 0.3 STD. SPACES 1.0 LOADING SPACES	15 STD. SPACES 3 LOADING SPACES

OFFICE = 5.5 STD. SPACES / 1000 S.F.
 STORAGE = 1 STD. SPACES / 10,000 S.F.
 PROJECT = 2 LOADING SPACES / 10,000 S.F.

SITE PLAN
 SCALE : NTS

CONDITIONS OF APPROVAL:

1. ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHARED AND ADJUSTED TO FALL ON THE SAME PROPERTY WHERE SUCH LIGHTS ARE LOCATED AND IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN THE CODE.
2. THIS PROJECT SHALL COMPLY WITH ALL CURRENT STREET LIGHTING STANDARDS ACCORDING TO THE CITY OF SAN DIEGO STREET DESIGN MANUAL (DOCUMENT #2010-11-35-22) AND THE AMENDMENT TO COUNCIL POLICY 200-16 APPROVED BY CITY COUNCIL ON 2-26-23 (RESOLUTION R-2444) SATISFACTORY TO THE CITY ENGINEER. THIS WAY REQUIRE BUT NOT LIMITED TO: INSTALLATION OF HIGH STREET LIGHTING, UPGRADING LIGHT FROM LOW PRESSURE TO HIGH PRESSURE SODIUM VAPOR AND OR UPGRADING MASTPANE.



Prepared By:
 RMI ARCHITECTS
 8330 UNIVERSITY AVE.
 LA MESA, CA.
 (619) 465-2011
 Fax (619) 465-2833

Project Address:
 97XX CLAREMONT MESA BLVD.
 SAN DIEGO, CA.
 92121

Project Name:
 TUCKER SELF STORAGE
 (REVISED)

Sheet Title:
 COVER SHEET

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: **4-11-05**

Original Date: **10-15-01**

Sheet **C** of **25**

LDR

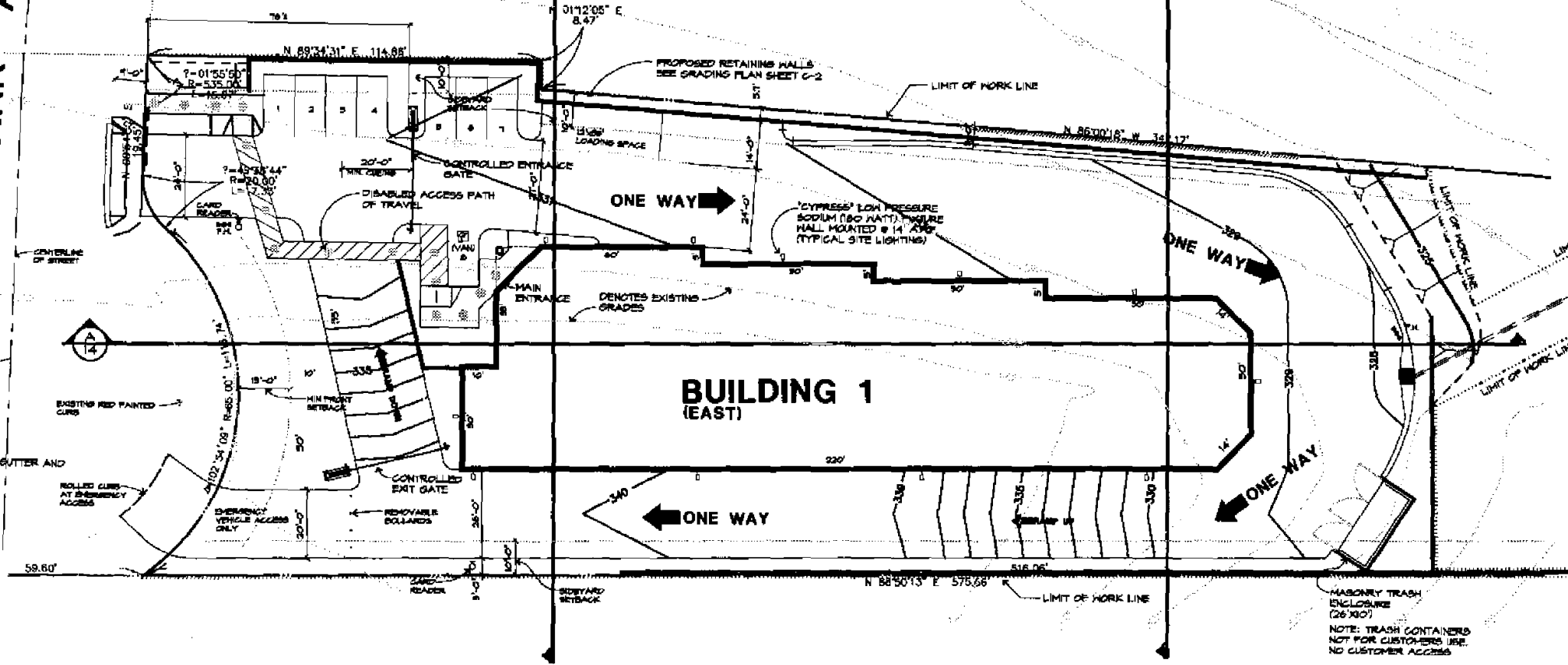
- FIRE DEPARTMENT NOTES:**
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FPD POLICY F-00-6 (MFG 901.4.4)
 2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FPD POLICY F-00-1.
 3. AN APPROVED VEHICLE STRIKE DETECTOR SYSTEM WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS ON THE PROJECT.
 4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, & ALARM VALVES ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF STRUCTURE. (MFG 1001.4)

- NOTES:**
1. THERE ARE NO EXISTING OR PROPOSED BUS STOPS.
 2. THERE ARE NO EASEMENTS.
 3. MASONRY TRASH ENCLOSURE TO BE SPLIT-FACE MASONRY TO MATCH BUILDING MASONRY.
 4. ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED AND IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN THE SDMC.

PARCEL B - BUILDING AREAS				
BUILDING	1st FLOOR S.F.	2nd FLOOR S.F.	3rd FLOOR S.F.	TOTAL S.F.
1	12,756 S.F.	12,880 S.F.	12,880 S.F.	38,486 S.F.

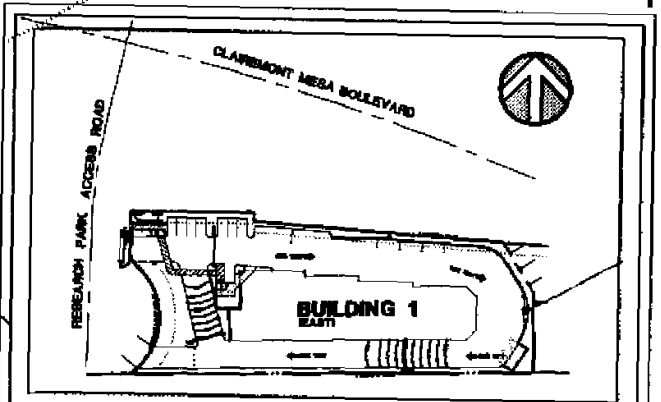
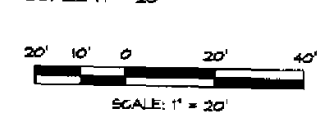
RESEARCH PARK ACCESS ROAD

CLAIREMONT MESA BOULEVARD



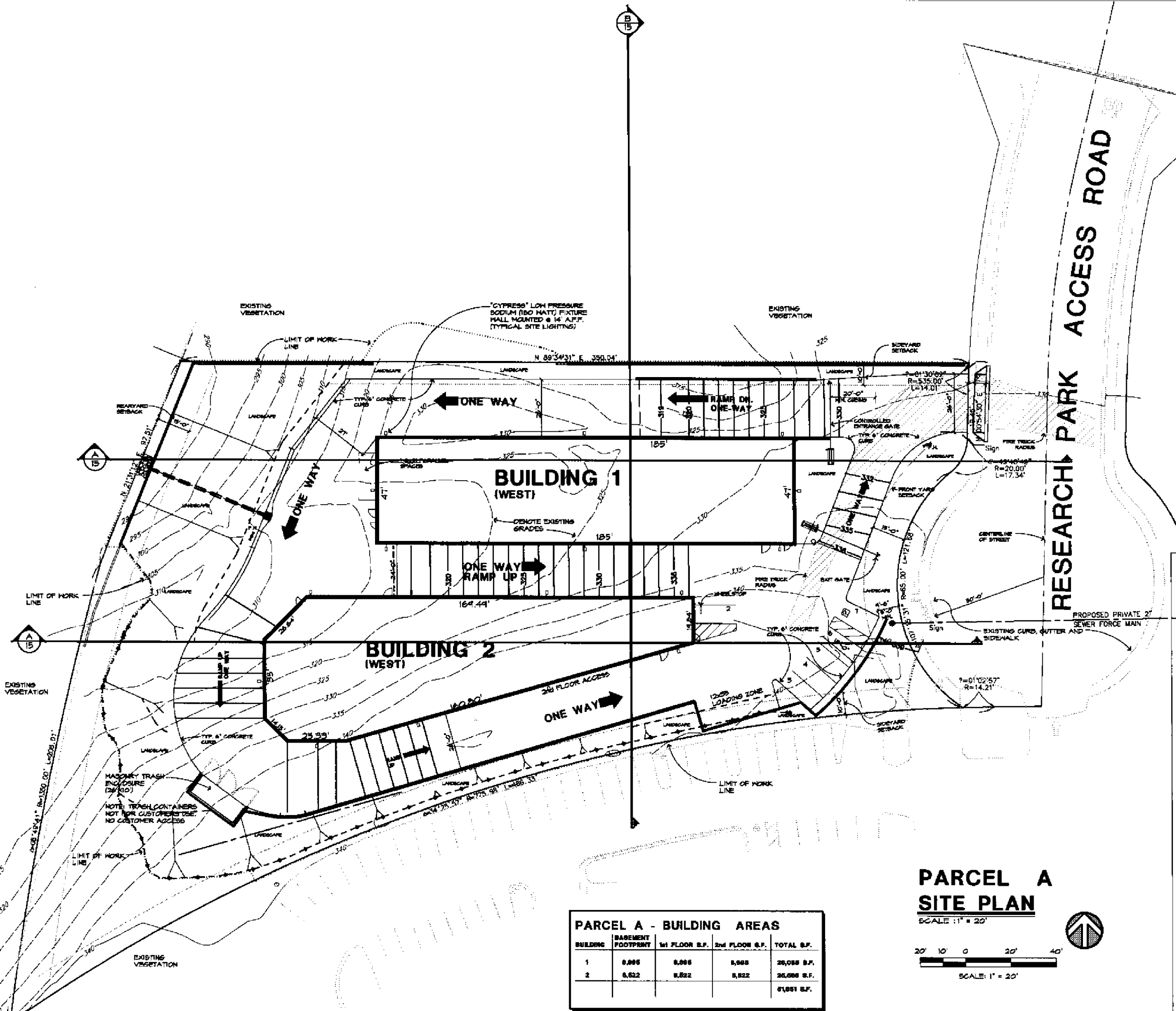
ACCESSIBILITY NOTE:
 THE ENTIRE THREE FLOORS OF BUILDING 1 OF THIS EAST PHASE IS REQUIRED TO BE ACCESSIBLE. THERE IS NO ACCESSIBLE PATH OF TRAVEL BETWEEN THE BUILDINGS, AS APPROVED BY SASAN NAKHCHAB ON 5-11-05

**PARCEL B
 SITE PLAN**



SITE PLAN
 Not to Scale

Prepared By: RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: <u>09-19-08</u>
Project Address: SAN DIEGO, CA. 92121	Original Date: <u>10-15-07</u>
Project Name: TUCKER SELF STORAGE EAST PHASE	Sheet <u>1</u> of <u>25</u>
Sheet Title: Site Development Permit SITE PLAN	LDR # _____

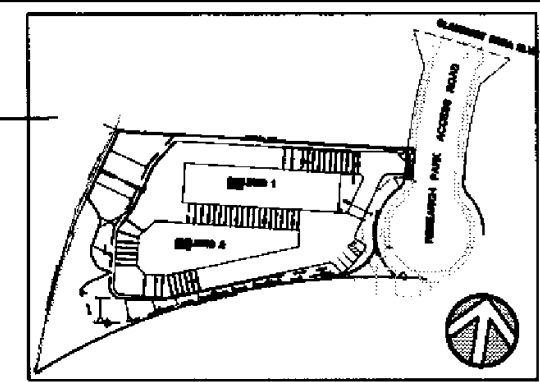


- FIRE DEPARTMENT NOTES:**
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHP POLICY F-00-6 (IFC 501.4.4)
 2. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHP POLICY A-00-1.
 3. PROVIDE TURN RADIUS FOR FIRE APPARATUS IN ACCORDANCE WITH FHP POLICY A-00-1.
 4. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS ON THE PROJECT.

ACCESSIBILITY NOTE:

THE ENTIRE TWO STORIES OR BASEMENT OF BUILDING 1 OF THE WEST PHASE IS REQUIRED TO BE ACCESSIBLE. THERE IS NO ACCESSIBLE PATH OF TRAVEL BETWEEN THE BUILDINGS, AS APPROVED BY SARAH NACHENAS ON 5-11-05

- NOTES:**
1. THERE ARE NO EXISTING OR PROPOSED BUS STOPS.
 2. THERE ARE NO EASEMENTS.
 3. MASONRY TRASH ENCLOSURE TO BE SPLIT-FACE MASONRY TO MATCH BUILDING.
 4. ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED AND IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN THE SDMC.
 5. PARKING SPACES ARE 9'x18' TYPICAL.



SITE PLAN
 Not to Scale

Prepared By:
 RMI ARCHITECTS
 8330 UNIVERSITY AVE.
 LA MESA, CA.
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 Fax (619) 465-2833

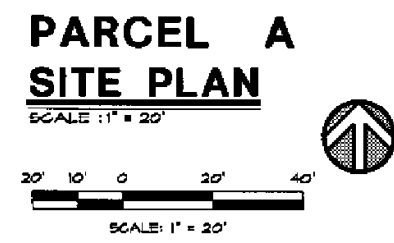
Project Address:
 SAN DIEGO, CA.
 92121
 Project Name:
 TUCKER SELF STORAGE
 WEST PHASE

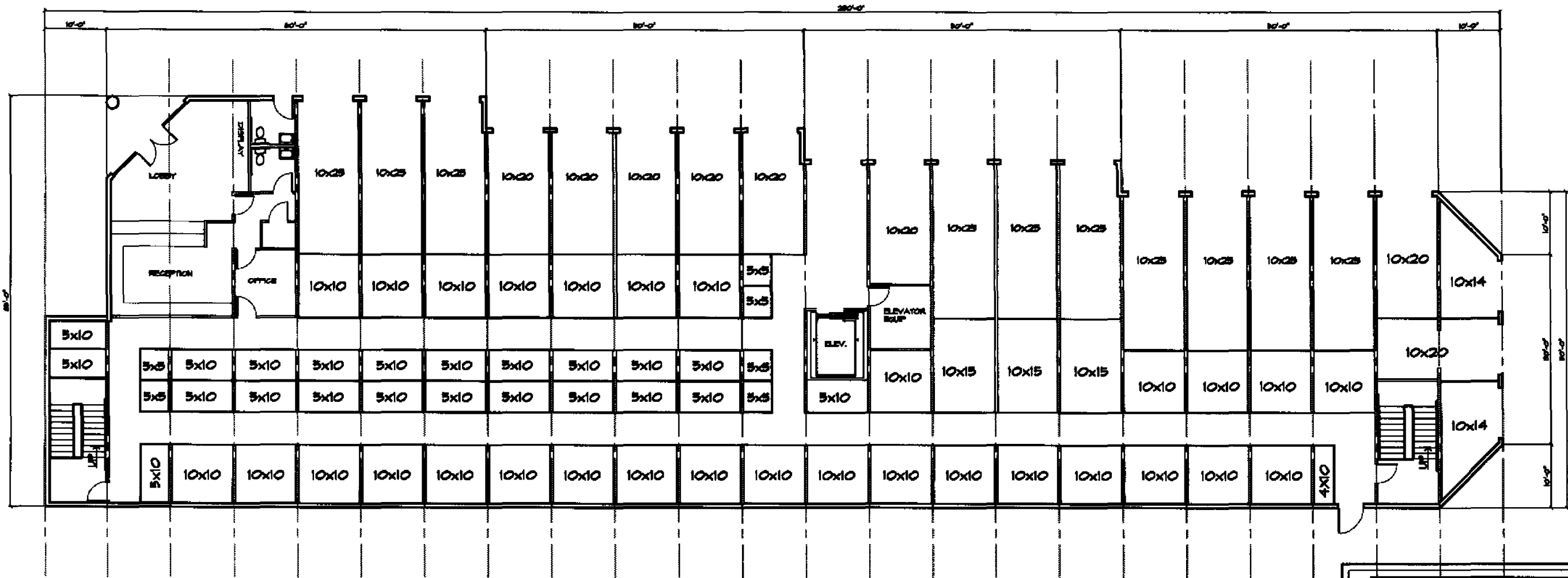
Sheet Title:
 Site Development Permit
 SITE PLAN

Revision 14:	_____
Revision 13:	_____
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Revision 11:	_____
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Revision 3:	_____
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Revision 1:	9-19-05
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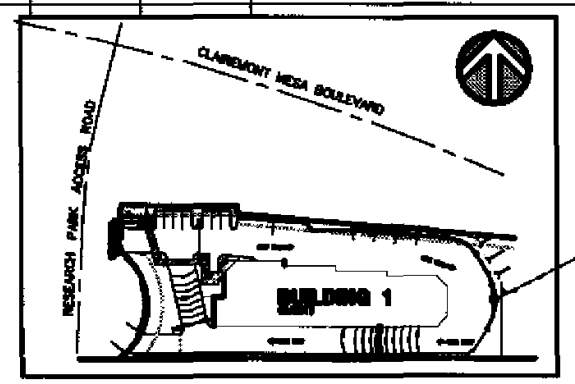
PARCEL A - BUILDING AREAS

BUILDING	BASEMENT FOOTPRINT	1st FLOOR S.F.	2nd FLOOR S.F.	TOTAL S.F.
1	0,895	0,895	5,985	26,085 S.F.
2	0,522	0,522	5,522	26,586 S.F.
				51,671 S.F.



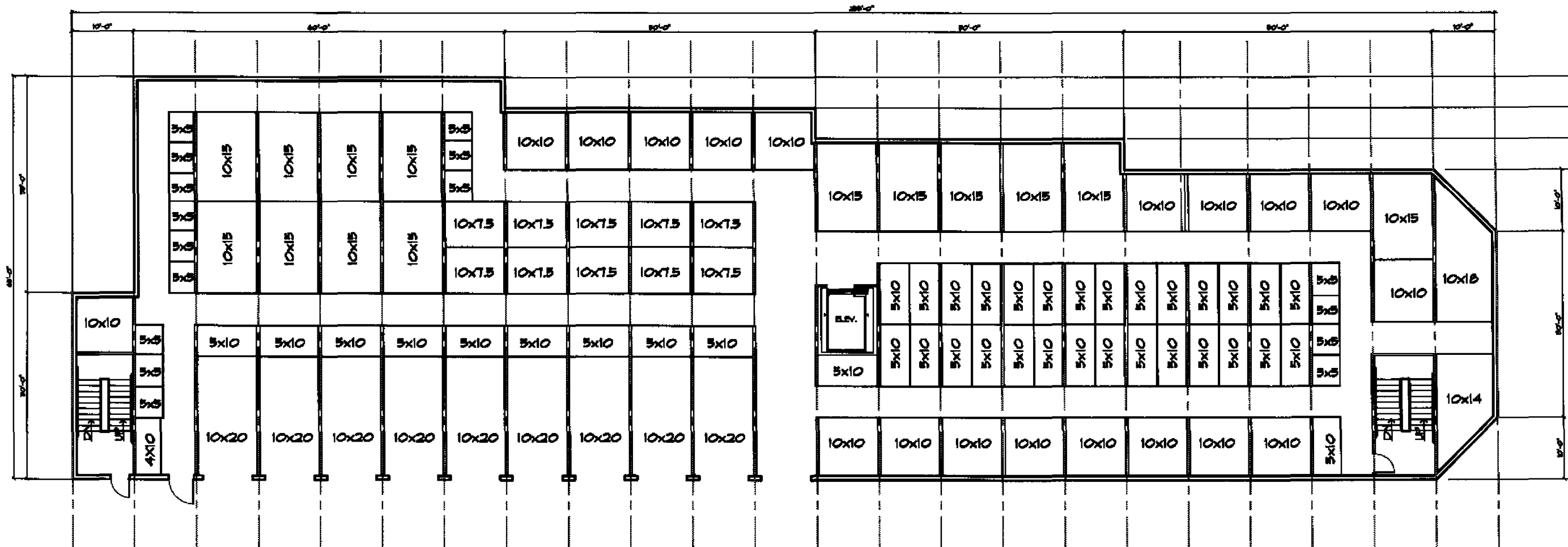


**FIRST FLOOR PLAN
BLDG 1 - EAST PHASE**
SCALE: 1/8" = 1'-0"




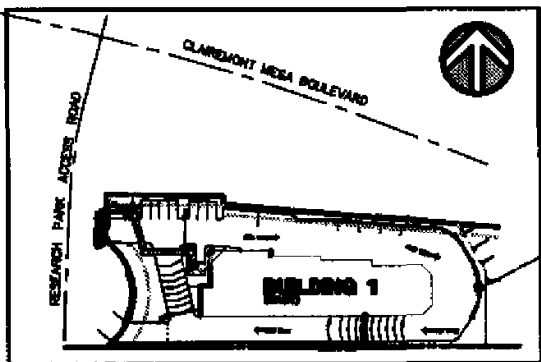
SITE PLAN
Not to Scale

Prepared By: RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: 1-14-08
Project Address: SAN DIEGO, CA. 92121	Original Date: 10-18-07
Project Name: TUCKER SELF STORAGE EAST PHASE	Sheet 5 of 28
Sheet Title: Site Development Permit FIRST FLOOR PLAN	LDR # _____



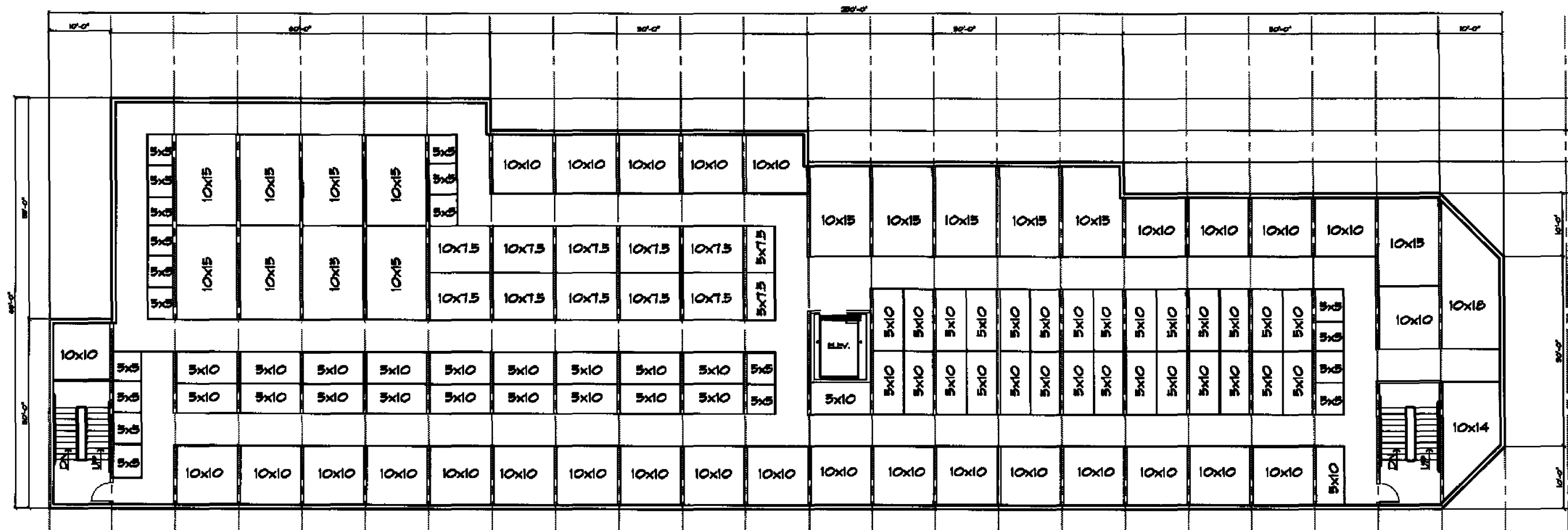
**SECOND FLOOR PLAN
BLDG 1 - EAST PHASE**
SCALE: 1/8" = 1'-0"





SITE PLAN
Not to Scale

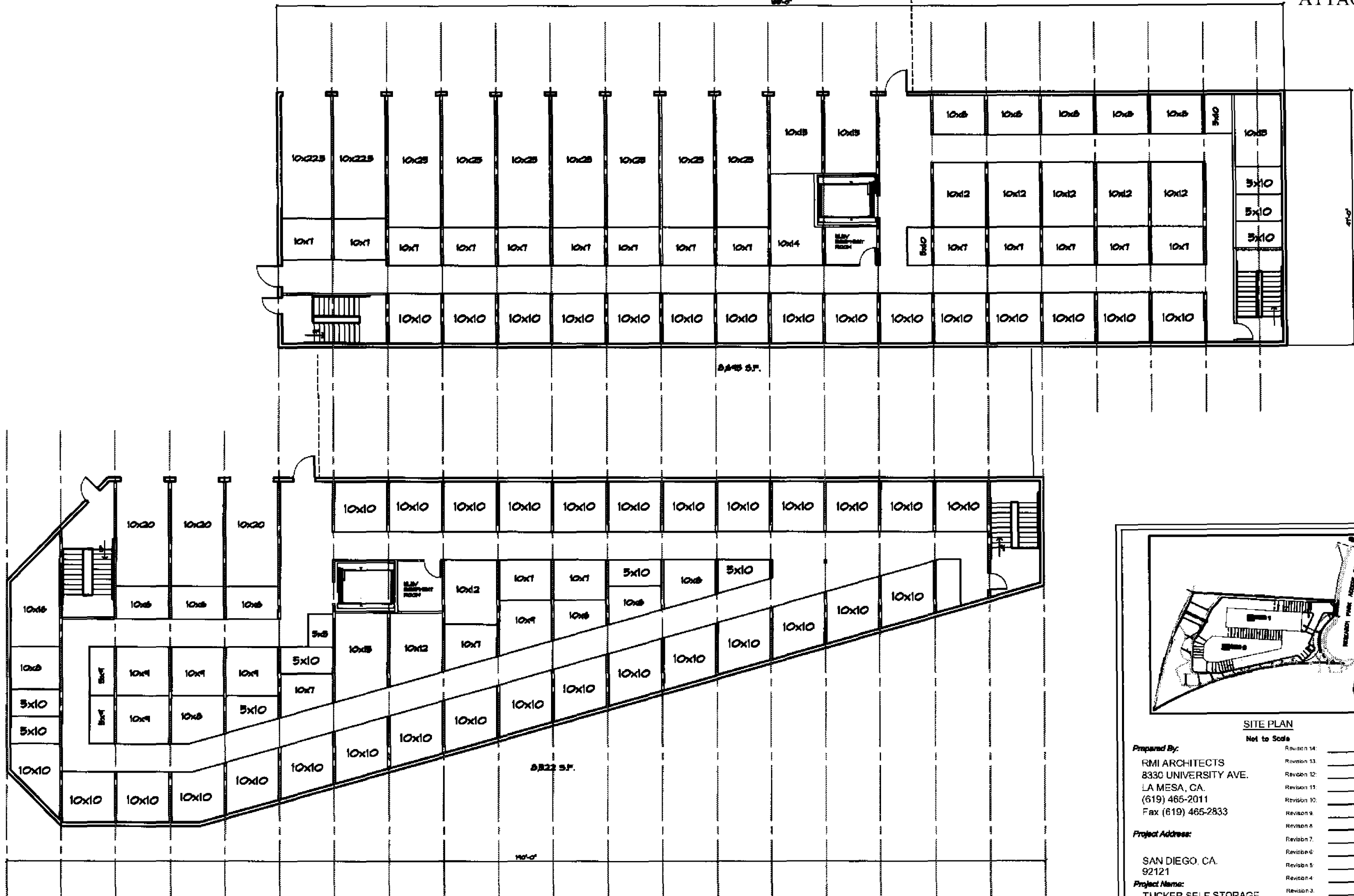
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RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: 4-19-06
Project Address:	
SAN DIEGO, CA. 92121	Original Date: 10-18-07
Project Name:	Sheet: 4 of 25
TUCKER SELF STORAGE EAST PHASE	LDR # _____
Sheet Title:	
Site Development Permit SECOND FLOOR PLAN	



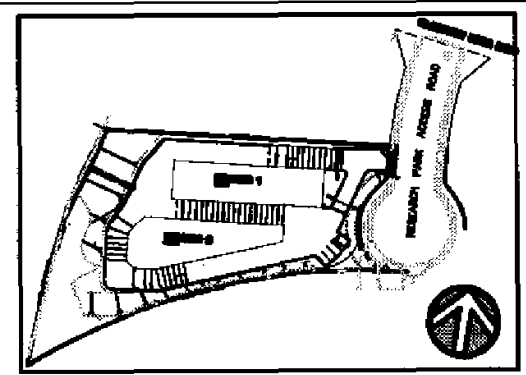
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

SITE PLAN
Not to Scale

<p>Prepared By: RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833</p> <p>Project Address: SAN DIEGO, CA. 92121</p> <p>Project Name: TUCKER SELF STORAGE EAST PHASE</p> <p>Sheet Title: Site Development Permit THIRD FLOOR PLAN</p>	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: small;">Revision 14:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 13:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 12:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 11:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 10:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 9:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 8:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 7:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 6:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 5:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 4:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 3:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 2:</td><td>_____</td></tr> <tr><td style="font-size: small;">Revision 1:</td><td style="text-align: center;">4-14-08</td></tr> <tr><td style="font-size: small;">Original Date:</td><td style="text-align: center;">10-15-07</td></tr> <tr><td style="font-size: small;">Sheet</td><td style="text-align: center;">B of 25</td></tr> <tr><td style="font-size: small;">LDR #</td><td>_____</td></tr> </table>	Revision 14:	_____	Revision 13:	_____	Revision 12:	_____	Revision 11:	_____	Revision 10:	_____	Revision 9:	_____	Revision 8:	_____	Revision 7:	_____	Revision 6:	_____	Revision 5:	_____	Revision 4:	_____	Revision 3:	_____	Revision 2:	_____	Revision 1:	4-14-08	Original Date:	10-15-07	Sheet	B of 25	LDR #	_____
Revision 14:	_____																																		
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Revision 1:	4-14-08																																		
Original Date:	10-15-07																																		
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LDR #	_____																																		



**BASEMENT FLOOR PLAN
BLDG 1 & 2 - WEST PHASE**
SCALE: 1/8" = 1'-0"



SITE PLAN
Not to Scale

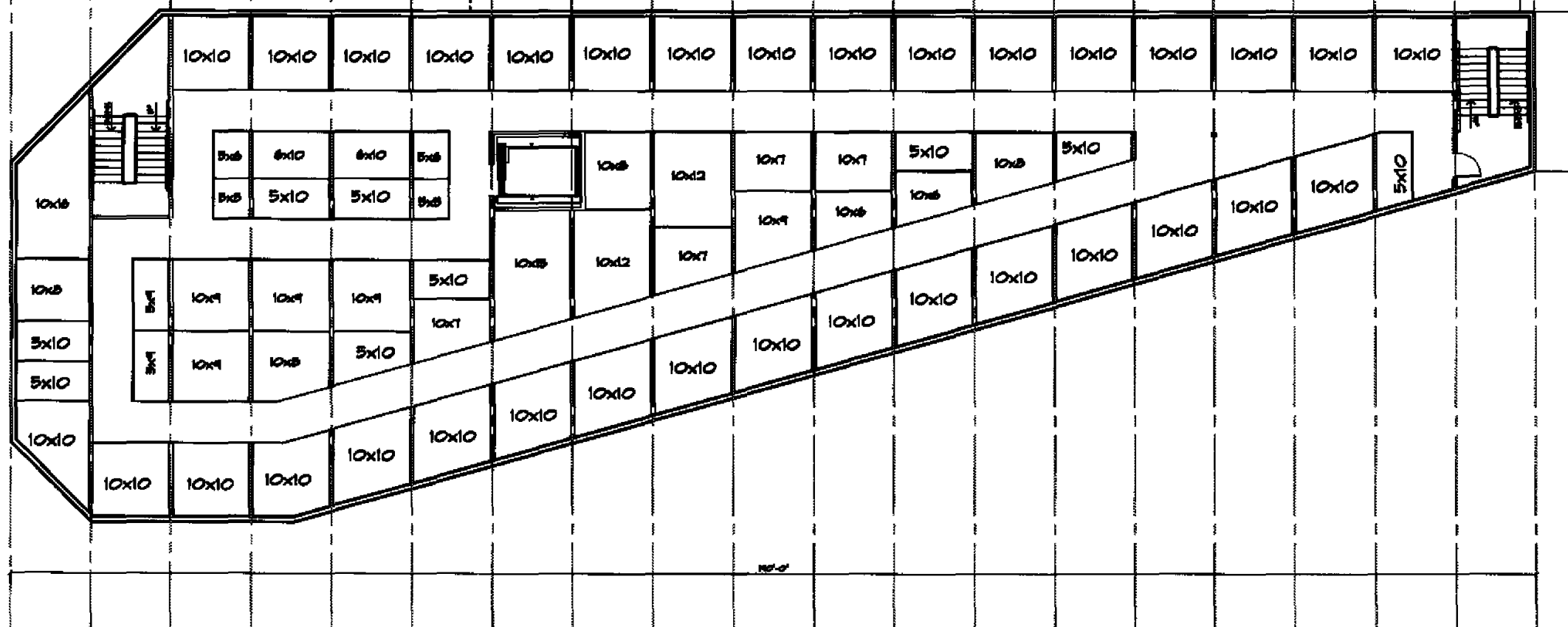
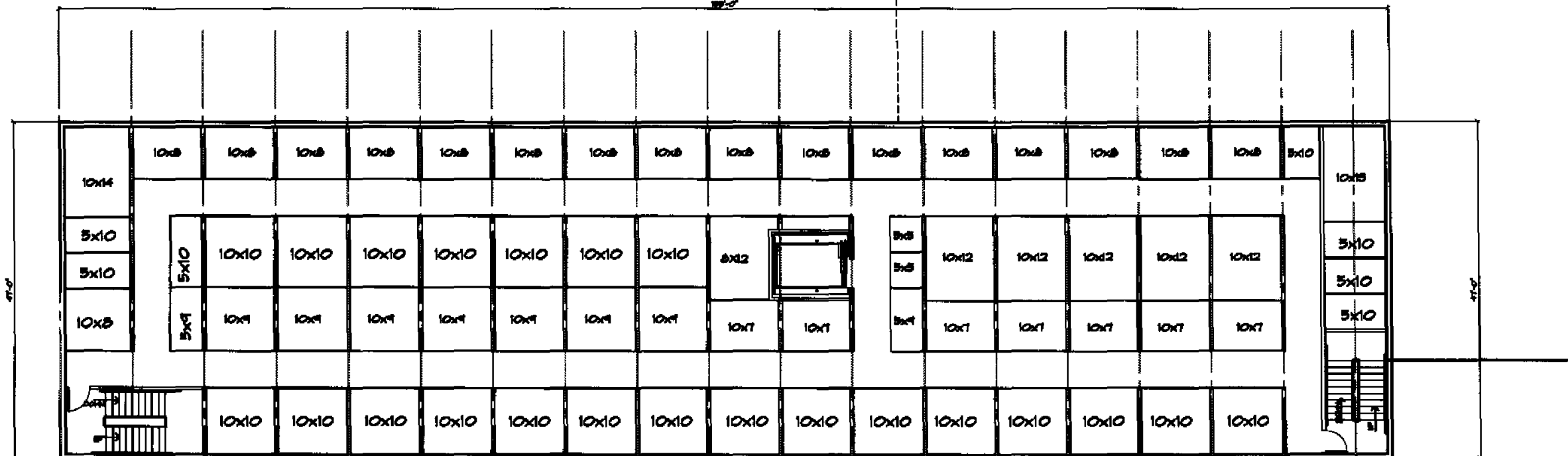
Prepared By:
RMI ARCHITECTS
8330 UNIVERSITY AVE.
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(619) 465-2011
Fax (619) 465-2833

Project Address:
SAN DIEGO, CA
92121

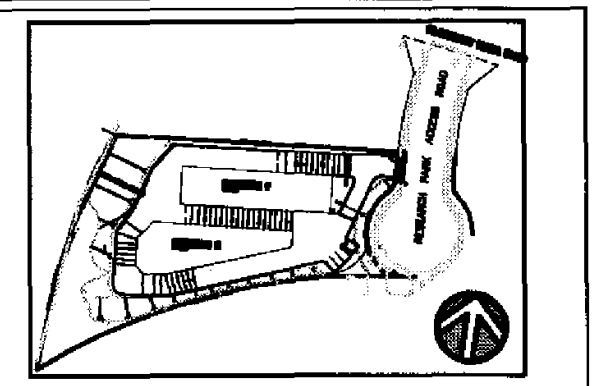
Project Name:
TUCKER SELF STORAGE
WEST PHASE

Sheet Title:
Site Development Permit
BASEMENT FLOOR PLAN

Revision 14:	_____
Revision 13:	_____
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Original Date:	10-15-07
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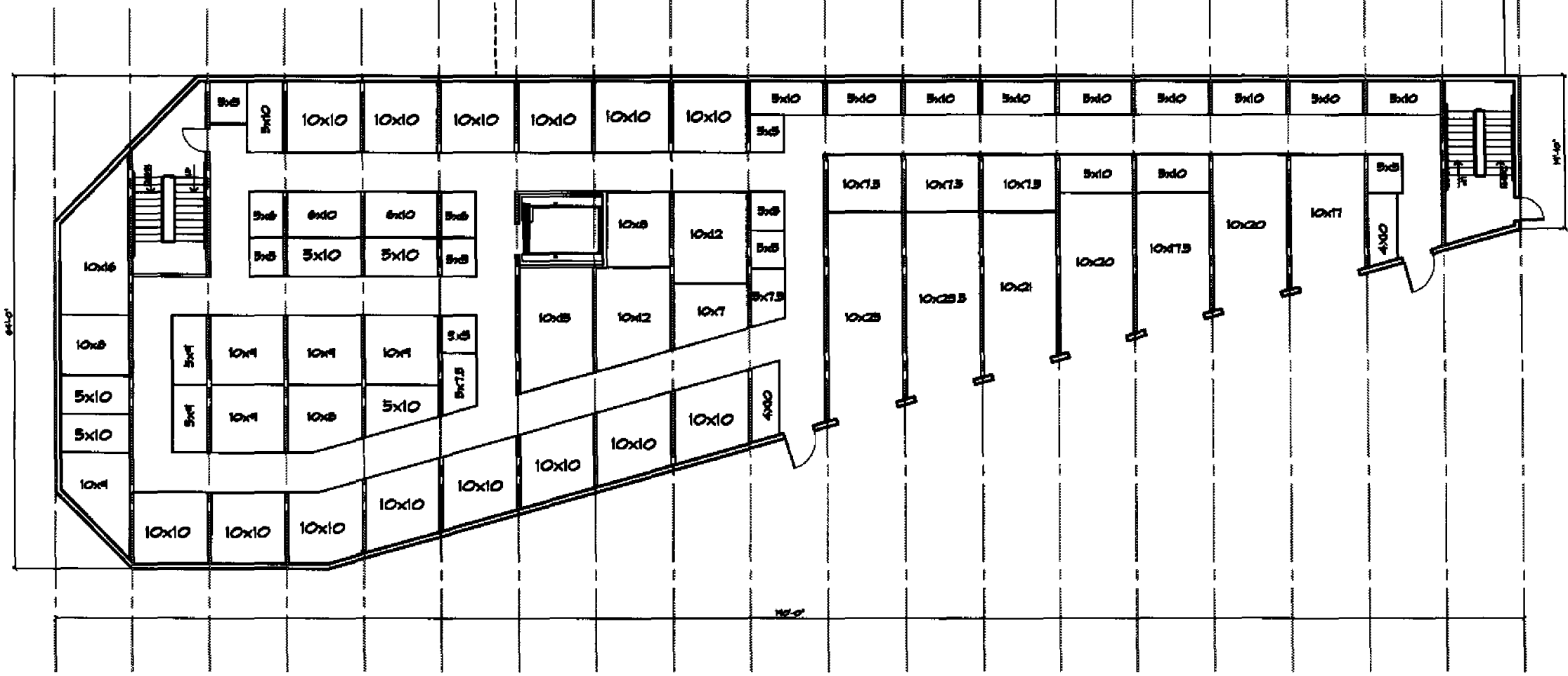
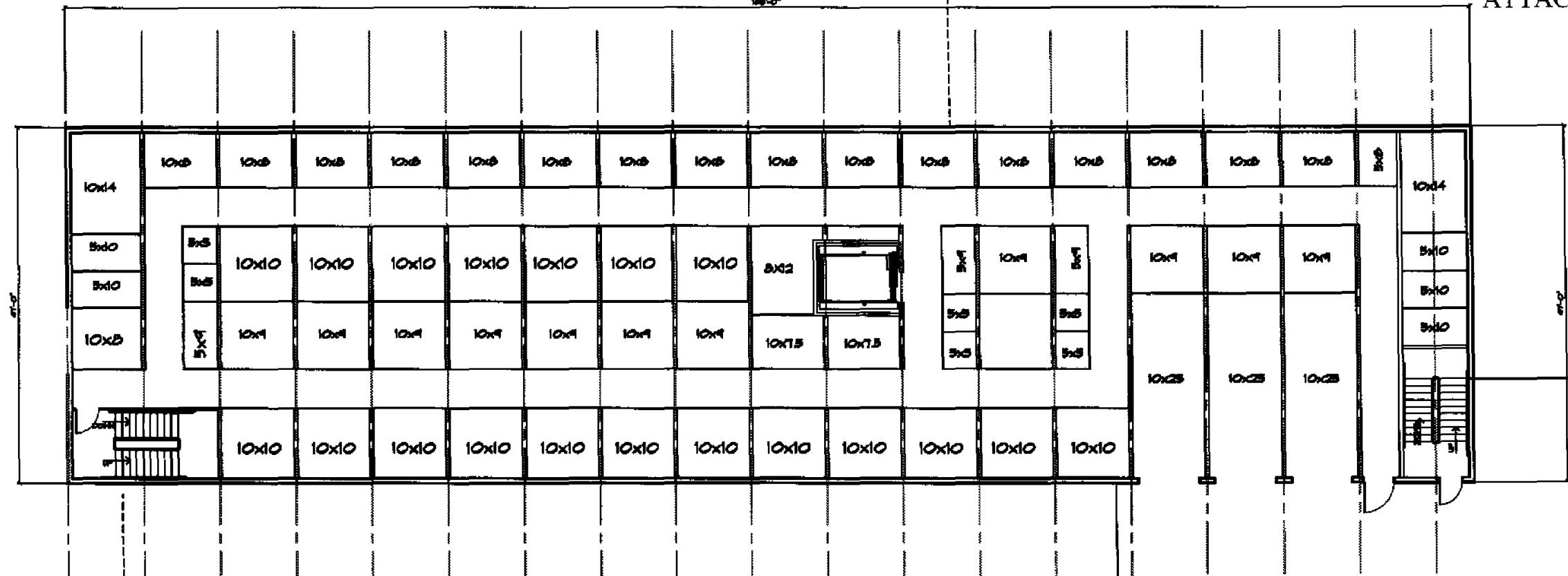


**FIRST FLOOR PLAN
BLDG 1 & 2 - WEST PHASE**
SCALE: 1/8" = 1'-0"

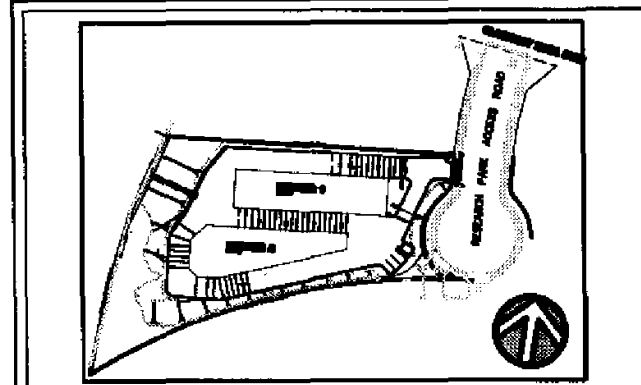


SITE PLAN
Not to Scale

Prepared By: RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833	Revision 14: _____
Project Address: SAN DIEGO, CA. 92121	Revision 13: _____
	Revision 12: _____
Project Name: TUCKER SELF STORAGE WEST PHASE	Revision 11: _____
	Revision 10: _____
Sheet Title: Site Development Permit FIRST FLOOR PLAN	Revision 9: _____
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	Revision 1: <u>9-19-08</u>
	Original Date: <u>10-15-07</u>
	Sheet <u>7</u> of <u>25</u>
	LDR # _____



**SECOND FLOOR PLAN
BLDG 1 & 2 - WEST PHASE**
SCALE: 1/8" = 1'-0"



SITE PLAN
Not to Scale

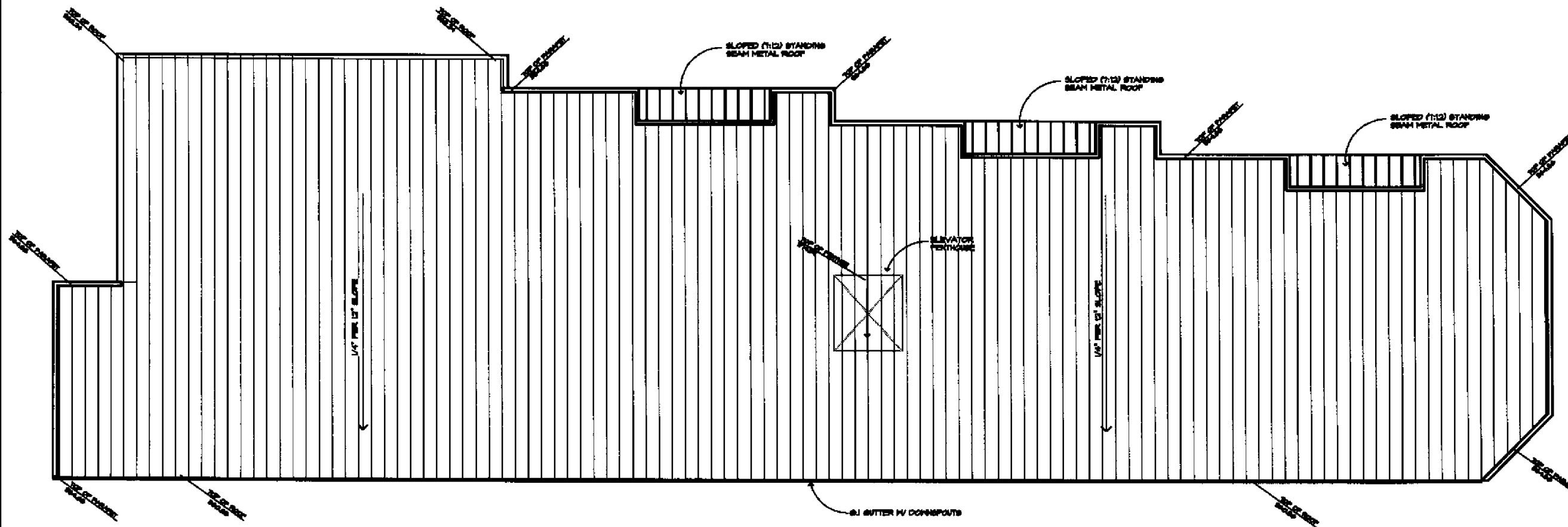
Prepared By:
RMI ARCHITECTS
8330 UNIVERSITY AVE.
LA MESA, CA.
(619) 465-2011
Fax (619) 465-2833


Project Address:
SAN DIEGO, CA.
92121

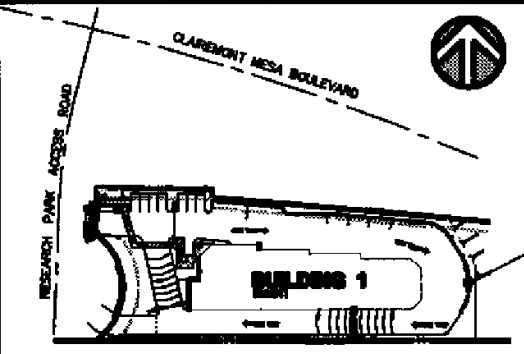
Project Name:
TUCKER SELF STORAGE
WEST PHASE

Sheet Title:
Site Development Permit
SECOND FLOOR PLAN

Revision 14:	_____
Revision 13:	_____
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Revision 1:	4-14-08
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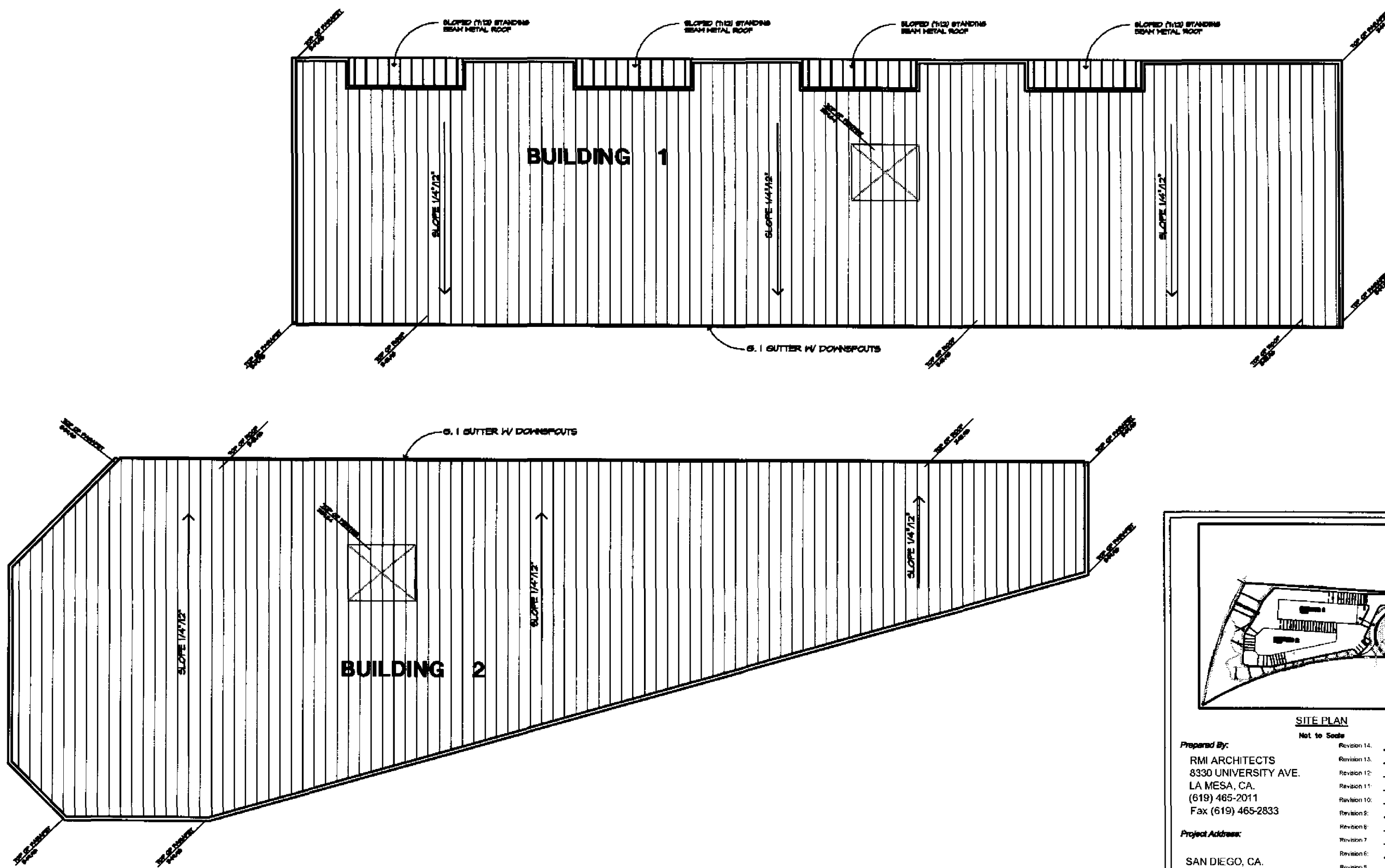




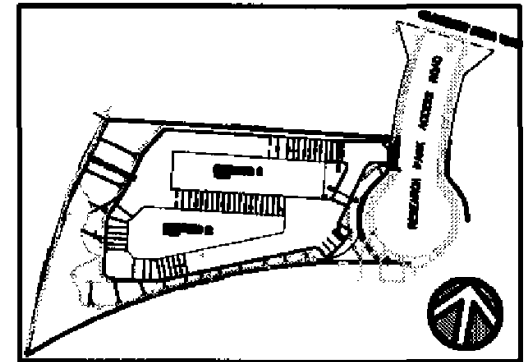
BUILDING 1

SITE PLAN
Not to Scale

Prepared By:	Revision 14: _____
RMI ARCHITECTS	Revision 13: _____
8330 UNIVERSITY AVE.	Revision 12: _____
LA MESA, CA.	Revision 11: _____
(619) 465-2011	Revision 10: _____
Fax (619) 465-2833	Revision 9: _____
Project Address:	Revision 8: _____
SAN DIEGO, CA.	Revision 7: _____
92121	Revision 6: _____
Project Name:	Revision 5: _____
TUCKER SELF STORAGE	Revision 4: _____
EAST PHASE	Revision 3: _____
	Revision 2: _____
	Revision 1: <u>1-14-08</u>
Sheet Title:	Original Date: <u>10-15-07</u>
Site Development Permit	Sheet: <u>14</u> of <u>25</u>
ROOF PLAN	LDR #: _____



ROOF PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN

Not to Scale

Prepared By:	RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833	Revision 14: _____
Project Address:	SAN DIEGO, CA. 92123	Revision 13: _____
Project Name:	TUCKER SELF STORAGE WEST PHASE	Revision 12: _____
Sheet Title:	Site Development Permit ROOF PLAN	Revision 11: _____
		Revision 10: _____
		Revision 9: _____
		Revision 8: _____
		Revision 7: _____
		Revision 6: _____
		Revision 5: _____
		Revision 4: _____
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		Revision 1: <u>01-11-06</u>
		Original Date: <u>10-18-07</u>
		Sheet <u>5</u> of <u>25</u>
		LDR # _____

GENERAL NOTES

- GRADED PAD AREAS SHALL BE HYDRO EVENT THAT CONSTRUCTION OF BUILDINGS UNDERWAY SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
- ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE M2-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
- ALL DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT AND OUTSIDE OF THE PUBLIC-RIGHT-OF-WAY WILL BE PRIVATE AND PRIVATELY MAINTAINED.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL EXECUTE A MAINTENANCE AGREEMENT FOR Ongoing PERMANENT BEST MANAGEMENT PRACTICE (BMP) MAINTENANCE SATISFACTORY TO THE CITY ENGINEER.
- THE PERMITTEE OR DESIGNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE LAND DEVELOPMENT CODE INTO THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.
- TOPOGRAPHIC SURVEY BY SNIPES DYE ASSOCIATES & SANLO AERIAL SURVEYS DATED 5-30-04.
- POST INDICATOR VALVES, FIRE DEPT. CONNECTIONS & ALARM BELL SHALL BE LOCATED ON THE ADDRESS/ACCESS SIDE OF STRUCTURE. UPC TOOLS.

LEGEND

ITEM	SYMBOL
EXISTING CONTOUR	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
EXISTING SPOT ELEVATION	
PROPOSED STRUCTURE	
PROPOSED CONCRETE CURB	
PROPOSED CONCRETE PAVEMENT	
PRIVATE RETAINING WALL	
DIRECTION OF DRAINAGE (11 MIN)	
PROPOSED CONCRETE DRIVEWAY	
PROPOSED CATCH BASIN	
DAYLIGHT LINE	
PROPOSED STORM DRAIN	
PROPOSED ROCK DISSIPATOR	
LIMITS OF SLOPES 25% OR STEEPER	
PROPOSED PRIVATE SEWER FORCE MAIN	
PROPOSED PRIVATE SEWER	

GRADING TABULATION

TOTAL AMOUNT OF SITE TO BE GRADED:		
AREA:	160 ACRES	PERCENT OF TOTAL SITE = 94%
AMOUNT OF CUT:	12,275 C.Y.	MAX. DEPTH OF CUT = 17 FEET
AMOUNT OF FILL:	8,300 C.Y.	MAX. DEPTH OF FILL = 14 FEET
MAXIMUM HEIGHT OF FILL SLOPE:	23 FEET	SLOPE RATIO = 2:1
MAXIMUM HEIGHT OF CUT SLOPE:	14 FEET	SLOPE RATIO = 2:1
AMOUNT OF EXPORT:	6,975 C.Y.	
RETAINING WALLS:	LENGTH = 674 FEET	MAXIMUM HEIGHT = 9 FEET

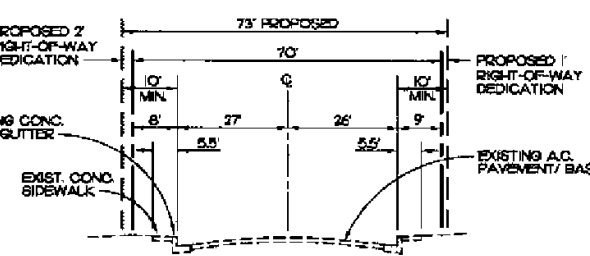
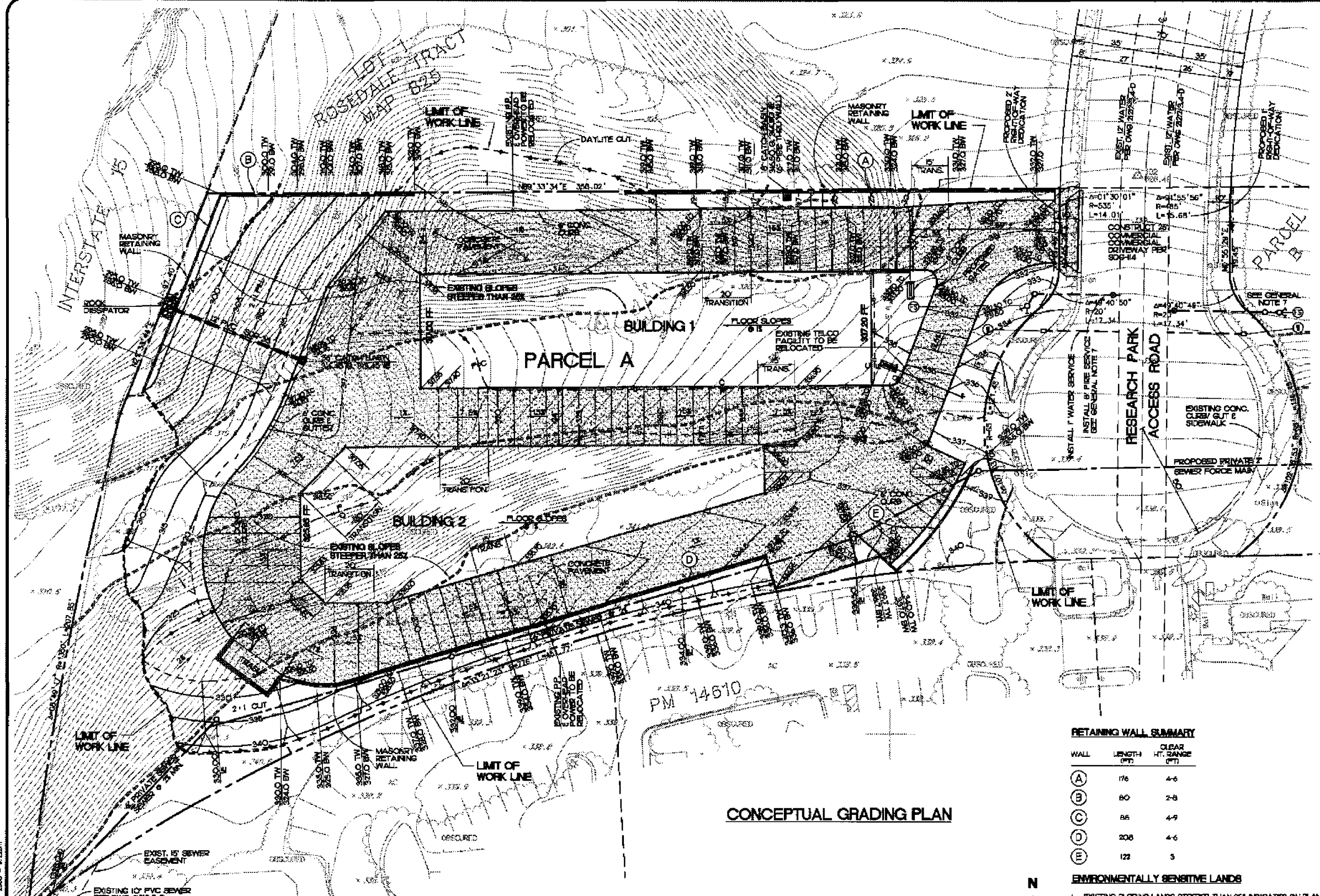
RETAINING WALL SUMMARY

WALL	LENGTH (FT)	CLEAR HT. RANGE (FT)
(A)	176	4-6
(B)	80	2-6
(C)	86	4-9
(D)	208	4-6
(E)	122	5

ENVIRONMENTALLY SENSITIVE LANDS

- EXISTING SLOPING LANDS STEEPER THAN 25% INDICATED ON PLAN.
- THE ENTIRE PARCEL IS DESIGNATED AS SENSITIVE OR POTENTIAL SENSITIVE VEGETATION.

CONCEPTUAL GRADING PLAN



STORMWATER BEST MANAGEMENT PRACTICES INTEGRATED INTO PROJECT DESIGN

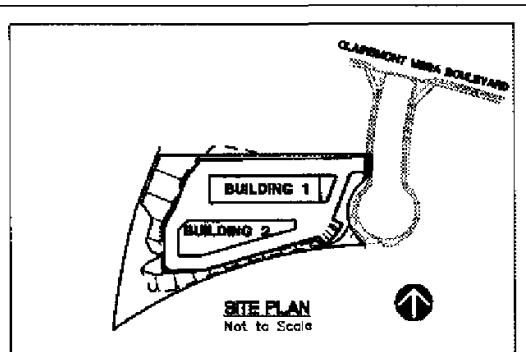
- SITE DESIGN**
 - REDUCTION OF IMPERVIOUS SURFACE TO THE MAXIMUM EXTENT POSSIBLE.
 - LIMITED GRADES OF SLOPES.
- SOURCE CONTROL**
 - PROHIBITION OF HAZARDOUS MATERIALS STORAGE.
 - INTERIOR TRASH STORAGE ENCLOSURE.
 - INSTALLATION OF EFFICIENT LANDSCAPE IRRIGATION SYSTEM.
 - STENCILING OF PRIVATE CATCH BASINS WITH LANGUAGE TO PROHIBIT DUMPING OF CONTAMINANTS.
 - COMPLIANCE WITH MAINTENANCE AGREEMENTS AND GENERAL GOOD SITE HOUSEKEEPING PROCEDURES.
- STRUCTURAL TREATMENT**
 - INSTALLATION OF CATCH BASIN FILTERS.
 - MAINTENANCE AGREEMENT.

BENCH MARK
CITY OF SAN DIEGO BENCH MARK
NWPB AT CLAREMONT MESA
ELEVATION 365.143' MSL, UBB9 DATUM 1979



ENGINEER OF WORK

Snipes-Dye Associates
civil engineers and land surveyors
4344 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 465-2833 FAX (619) 465-2833
ROBERT L. BRIDGMAN, REG. 4818
EXPIRES 06-30-10



Prepared By: **RMI ARCHITECTS**
8330 UNIVERSITY AVE.
LA MESA, CA
(619) 465-2011
Fax (619) 465-2833

Project Name: **Tucker Self Storage**

Project Address: **Claremont Mesa Blvd. and Freeway 15 San Diego, CA 92121**

Sheet Title: **CONCEPTUAL GRADING PLAN PARCEL A**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: **9-19-08**

Original Date: **10-15-07**

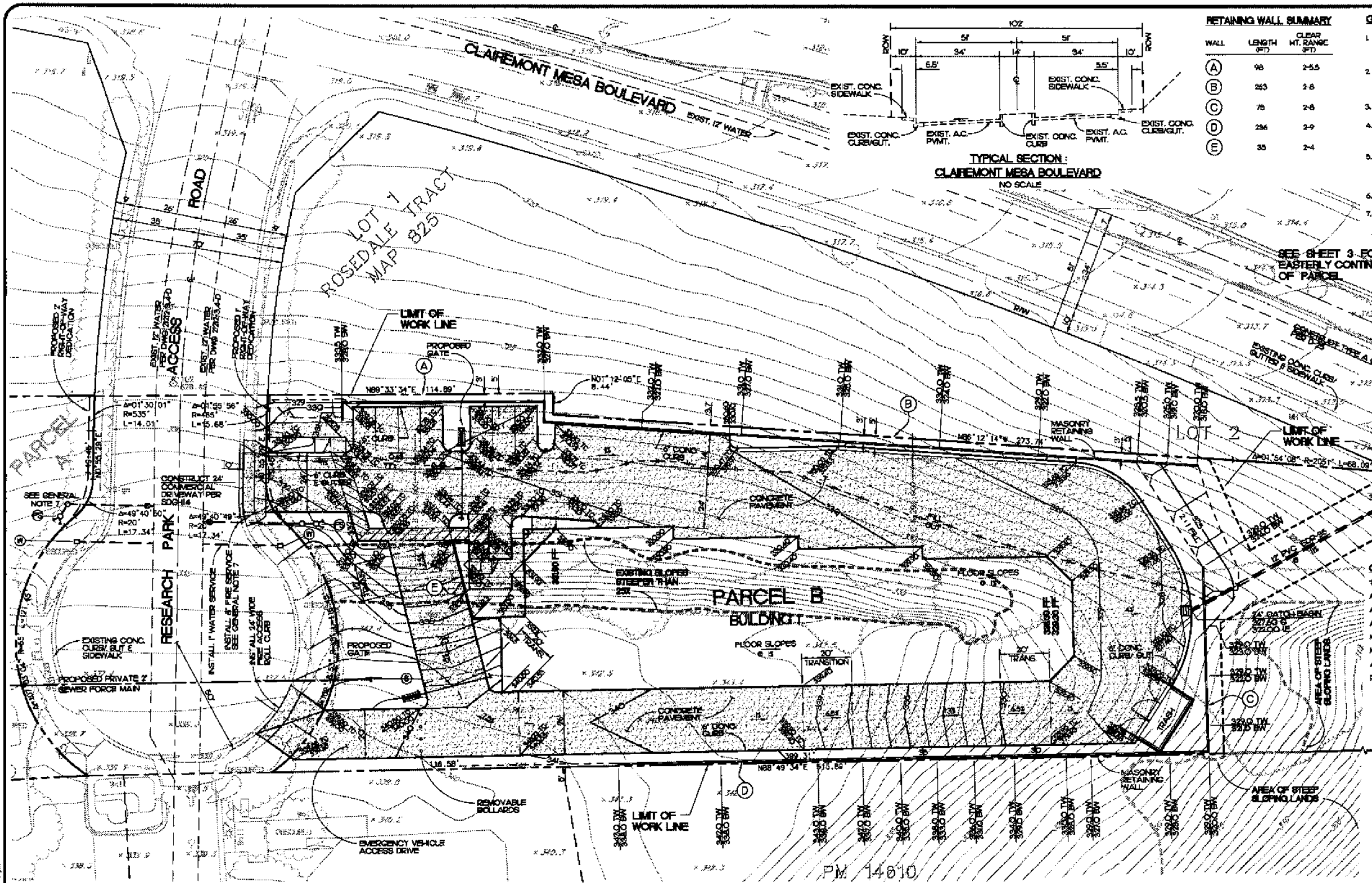
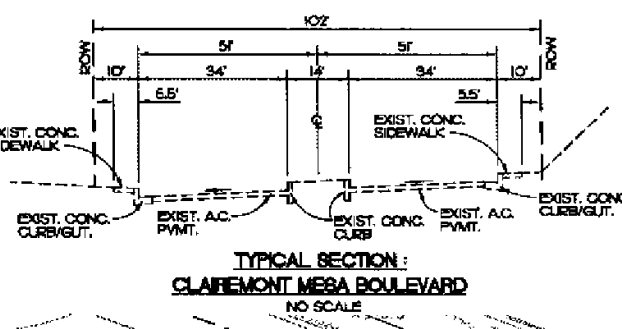
Sheet: **SDP-C1**

LD# _____

- GENERAL NOTES**
- GRADED PAD AREAS SHALL BE H... (text partially obscured)
 - ALL GRADED, DISTURBED OR BROOD... (text partially obscured)
 - ALL DRAINAGE FACILITIES WITHIN... (text partially obscured)
 - PRIOR TO THE ISSUANCE OF ANY... (text partially obscured)
 - THE PERMITTEE OR DESIGNEE SHALL... (text partially obscured)
 - TOPOGRAPHIC SURVEY BY SNIPES-DY... (text partially obscured)
 - POST INDICATOR VALVES, FIRE DEPT... (text partially obscured)

RETAINING WALL SUMMARY

WALL	LENGTH (FT)	CLEAR HT. RANGE (FT)
(A)	96	2-5.5
(B)	263	1-6
(C)	75	2-6
(D)	296	2-9
(E)	33	2-4

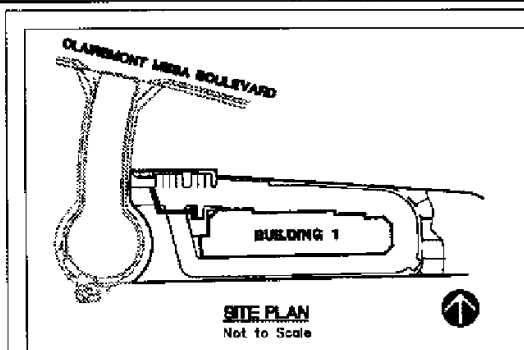


LEGEND

ITEM	SYMBOL
EXISTING CONTOUR	--- 315.0 ---
PROPOSED CONTOUR	--- 320.0 ---
PROPOSED SPOT ELEVATION	320.70
EXISTING SPOT ELEVATION	314.5
PROPOSED STRUCTURE	[Symbol]
PROPOSED CONCRETE CURB & GUTTER	[Symbol]
PROPOSED CONCRETE CURB	[Symbol]
PROPOSED CONCRETE PAVEMENT	[Symbol]
PROPOSED AC PAVEMENT	[Symbol]
PRIVATE RETAINING WALL	[Symbol]
DIRECTION OF DRAINAGE (MIN)	[Symbol]
PROPOSED CONCRETE DRIVEWAY	[Symbol]
PROPOSED CATCH BASIN	[Symbol]
DAYLIGHT LINE	[Symbol]
PROPOSED STORM DRAIN	[Symbol]
LIMITS OF SLOPES 2% OR STEEPER	[Symbol]
PROPOSED PRIVATE SEWER FORCE MAIN	[Symbol]

GRADING TABULATION

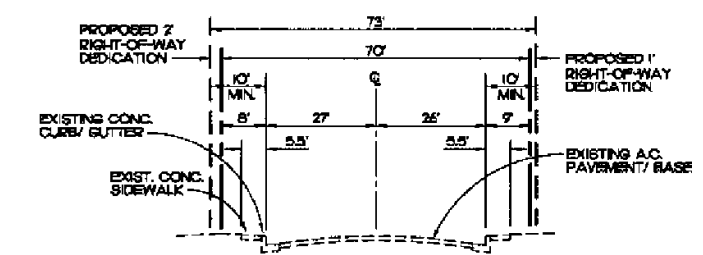
TOTAL AMOUNT OF SITE TO BE GRADED:	120 ACRES	PERCENT OF TOTAL SITE = 67%
AMOUNT OF CUT:	6620 C.Y.	MAX. DEPTH OF CUT = 11 FEET
AMOUNT OF FILL:	1646 C.Y.	MAX. DEPTH OF FILL = 8 FEET
MAXIMUM HEIGHT OF FILL SLOPE:	14 FEET	SLOPE RATIO = 2:1
MAXIMUM HEIGHT OF CUT SLOPE:	5 FEET	SLOPE RATIO = 4:1
AMOUNT OF EXPORT:	4775 C.Y.	
RETAINING WALLS:	LENGTH = 710 FEET	MAXIMUM HEIGHT = 9 FEET



CONCEPTUAL GRADING PLAN

STORMWATER BEST MANAGEMENT PRACTICES INTEGRATED INTO PROJECT DESIGN

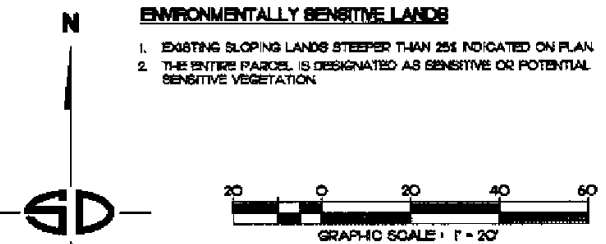
- 1. SITE DESIGN**
 - A. REDUCTION OF IMPERVIOUS SURFACE TO THE MAXIMUM EXTENT POSSIBLE
 - B. LIMITED GRADED SLOPES
- 2. SOURCE CONTROL**
 - A. PROHIBITION OF HAZARDOUS MATERIALS STORAGE
 - B. INTERIOR TRASH STORAGE ENCLOSURE
 - C. INSTALLATION OF EFFICIENT LANDSCAPE IRRIGATION SYSTEM
 - D. STENCILING OF PRIVATE CATCH BASINS WITH LANIARIS TO PROHIBIT DUMPING OF CONTAMINANTS
 - E. COMPLIANCE WITH MAINTENANCE AGREEMENTS AND GENERAL GOOD SITE HOUSEKEEPING PROCEDURES
- 3. STRUCTURAL TREATMENT**
 - A. INSTALLATION OF CATCH BASIN FILTERS
 - B. MAINTENANCE AGREEMENT



BENCH MARK
CITY OF SAN DIEGO BENCH MARK
NWP AT CLAREMONT MESA
ELEVATION 3654.5' MSL UG95 DATUM 1979

TYPICAL SECTION: RESEARCH PARK ACCESS ROAD
NO SCALE

- ENVIRONMENTALLY SENSITIVE LANDS**
- EXISTING SLOPING LANDS STEEPER THAN 2% INDICATED ON PLAN
 - THE ENTIRE PARCEL IS DESIGNATED AS SENSITIVE OR POTENTIAL SENSITIVE VEGETATION



ENGINEER OF WORK

Snipes-Dye Associates
Civil Engineers and Land Surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 997-2834 FAX (619) 465-3033



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(619) 465-2011
Fax (619) 465-2833

Project Name: **Tucker Self Storage**

Project Address: **Claremont Mesa Blvd. and Freeway 15 San Diego, CA 92121**

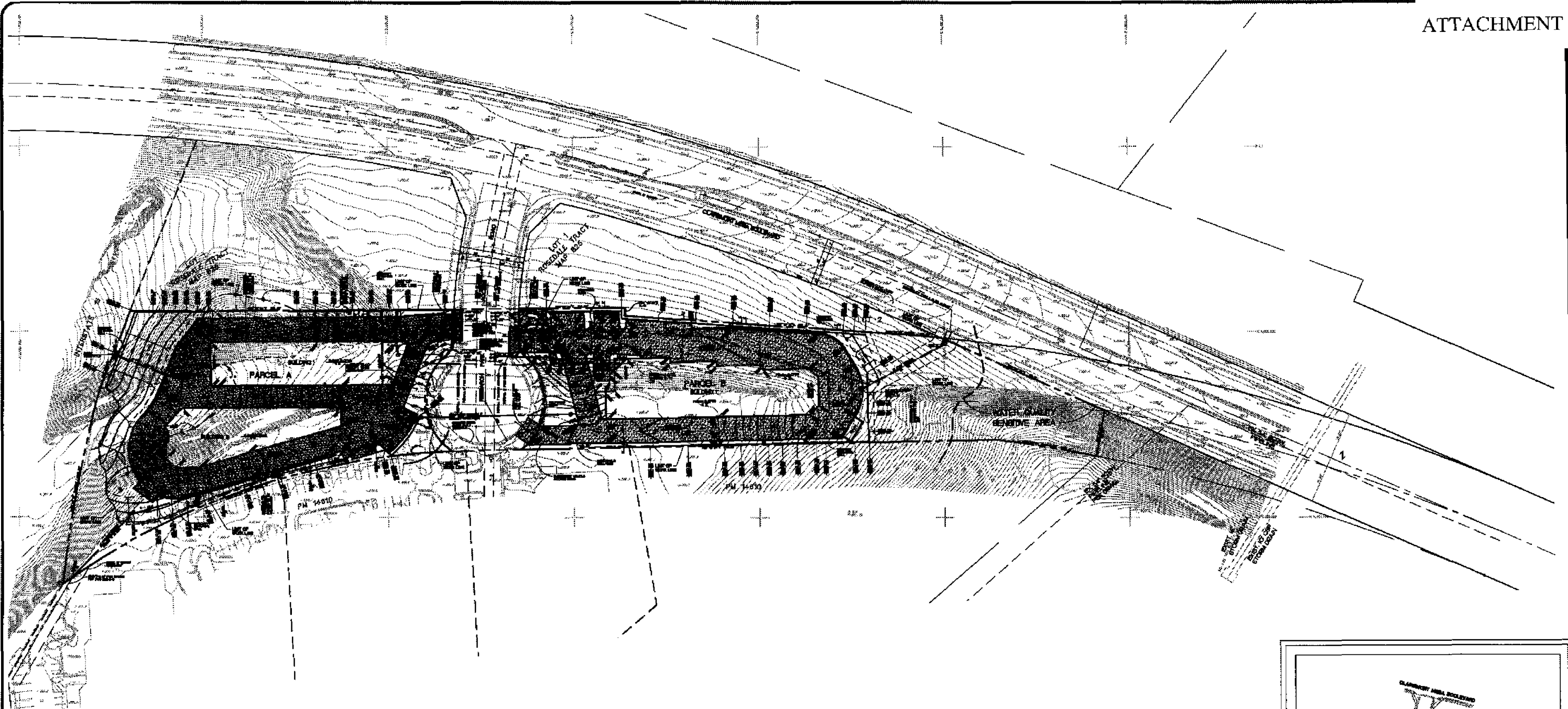
Sheet Title: **CONCEPTUAL GRADING PLAN PARCEL B**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: **9-19-08**

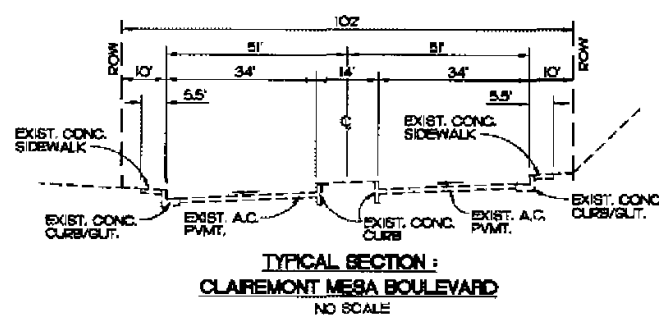
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Sheet: **SDP-C2**

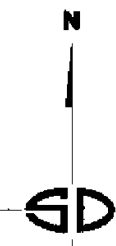
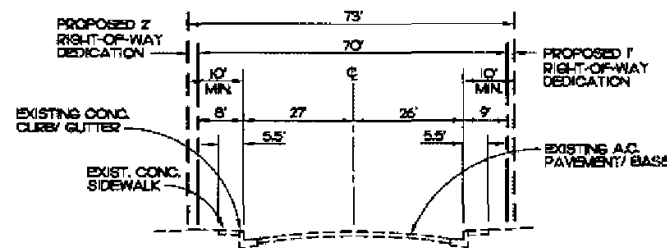
LDR # _____



CONCEPTUAL GRADING PLAN



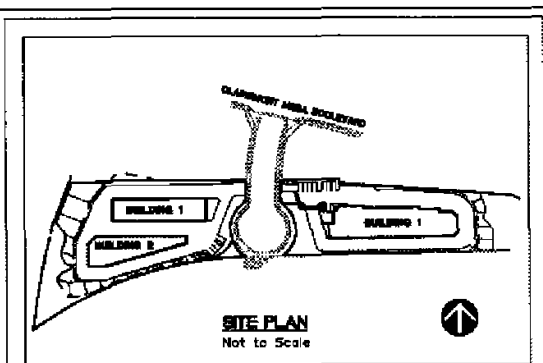
BENCH MARK
CITY OF SAN DIEGO BENCH MARK
NWBP AT CHESAPEAKE & CLAREMONT MESA
ELEVATION 565.445' MSL L868 DATUM 1929



ENGINEER OF WORK



ENGINEER OF WORK
Srinivas-Diye Associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. 4, LA MESA, CA 91942
TELEPHONE: (619) 947-8234 FAX: (619) 465-2833
ROBERT L. BRIDGEMAN, R.L.S.E. 48136
SINCE 1958



Prepared By:
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Fax (619) 465-2833

Project Name:
Tucker Self Storage

Project Address:
Claremont Mesa Blvd.
and Freeway 15
San Diego, CA 92121

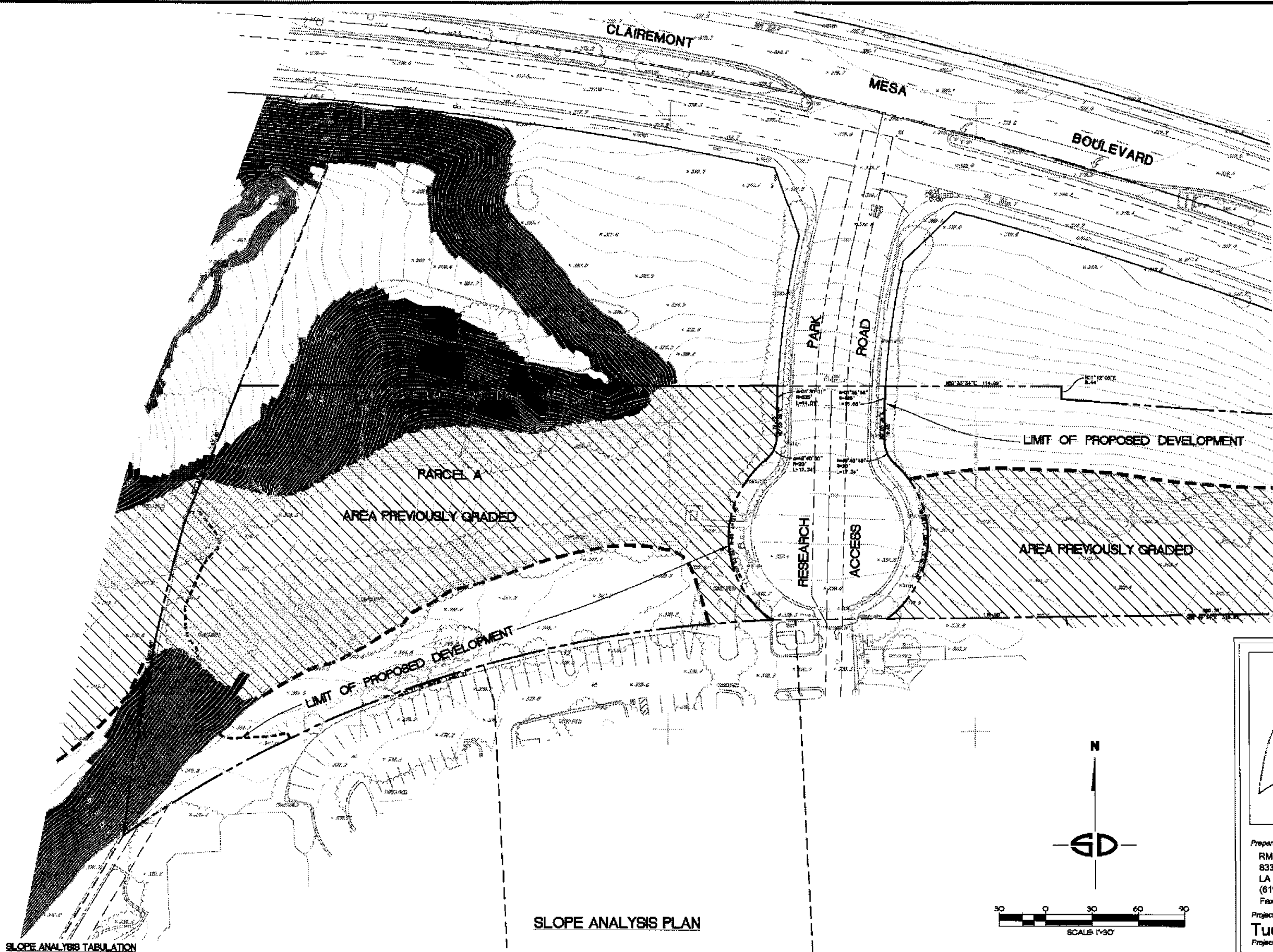
Sheet Title:
**CONCEPTUAL
GRADING PLAN
PARCEL A & B**

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	9-19-08
Original Date:	10-15-07
Sheet:	SDP-C3
LDR #	_____

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NOTES :

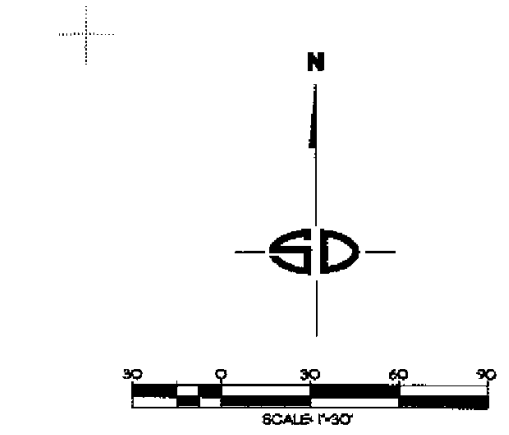
1. THERE ARE NO "STEEP HILLSIDES" AS DEFINED IN SDMC SECTION 115.0103 EXISTING ON EITHER PARCEL A OR PARCEL B.
2. THERE ARE NO ENCROACHMENTS PROPOSED INTO SENSITIVE SLOPES (STEEP SLOPES AS DEFINED IN SDMC SECTION 115.0103).



SLOPE ANALYSIS TABULATION

		PARCEL A		
	AREA (SQ. FT.)	AREA (ACRES)	AREA (% TOTAL PARCEL)	
	43,125	0.990	58.3	AREA PREVIOUSLY GRADED
	16,725	0.384	22.6	NATURAL SLOPES LESS THAN 20%
	14,120	0.324	19.1	NATURAL SLOPES GREATER THAN 20%
TOTAL	73,970	1.698	100	

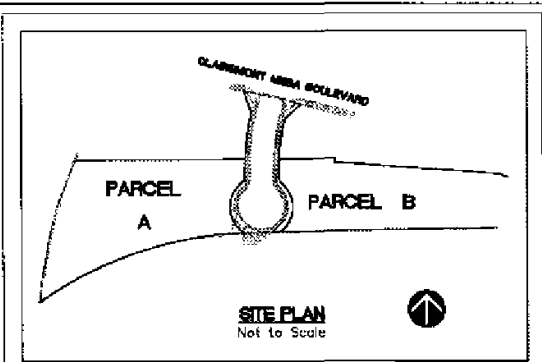
SLOPE ANALYSIS PLAN



BENCH MARK
 CITY OF SAN DIEGO BENCH MARK
 NWPB AT CLAREMONT & CLAREMONT MESA
 ELEVATION 388.14 UGDS DATUM 1979

ENGINEER OF WORK
 ENGINEER OF WORK

Snipes-Dye associates
 civil engineers and land surveyors
 6248 CENTER DRIVE, STE. G, LA MESA, CA 91842
 TELEPHONE (619) 687-4254 FAX (619) 480-2833
 ROBERT L. BRUCKART, R.C.E., #8198
 EXPIRES 08-30-10



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 Fax (619) 465-2833

Project Name: **Tucker Self Storage**

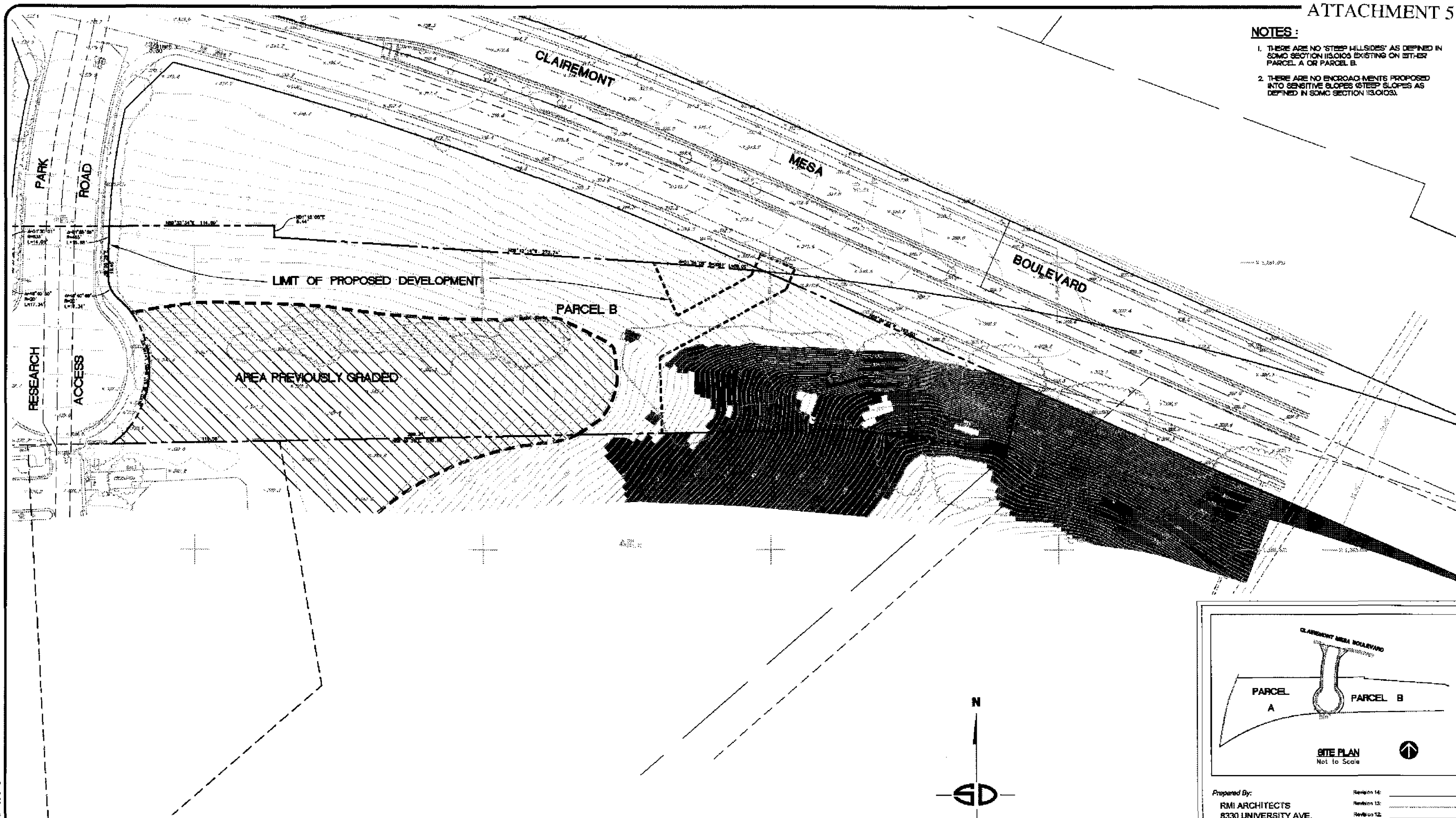
Project Address: Claremont Mesa Blvd. and Freeway 15 San Diego, CA 92121

Sheet Title: **SLOPE ANALYSIS PARCEL A**

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	9-19-08
Original Date:	10-15-07
Sheet:	SDP-C4
LDR #	_____

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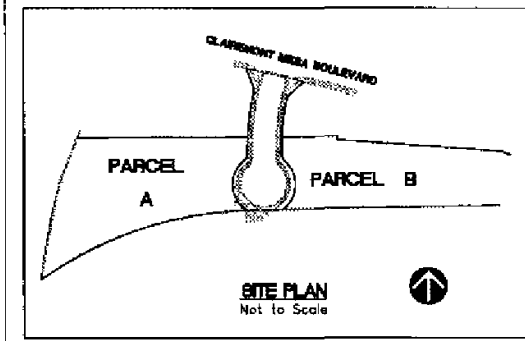
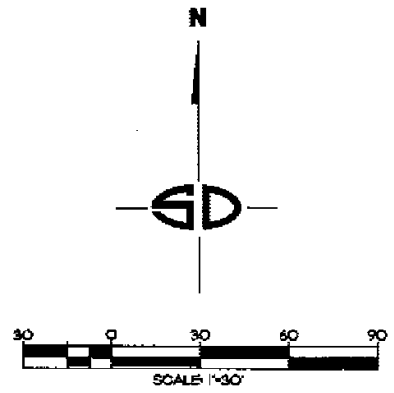
- NOTES:**
1. THERE ARE NO 'STEEP HILLSIDES' AS DEFINED IN SOMC SECTION 113.0103 EXISTING ON EITHER PARCEL A OR PARCEL B.
 2. THERE ARE NO ENCROACHMENTS PROPOSED INTO SENSITIVE SLOPES (STEEP SLOPES AS DEFINED IN SOMC SECTION 113.0103).



SLOPE ANALYSIS PLAN

SLOPE ANALYSIS TABULATION

		PARCEL B		
		AREA (SQ. FT.)	AREA (ACRES)	AREA (% TOTAL PARCEL)
	AREA PREVIOUSLY GRADED	28,915	0.660	35.7
	NATURAL SLOPES LESS THAN 25%	31,410	0.72	39.6
	NATURAL SLOPES GREATER THAN 25%	19,285	0.449	24.7
TOTAL		79,280	1.820	100



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 Fax (619) 465-2833

Project Name:
Tucker Self Storage

Project Address:
 Claremont Mesa Blvd.
 and Freeway 15
 San Diego, CA 92121

Sheet Title:
SLOPE ANALYSIS PARCEL B

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	9-19-08

Original Date: 10-15-07
 Sheet: SDDP-C5
 LDR # _____

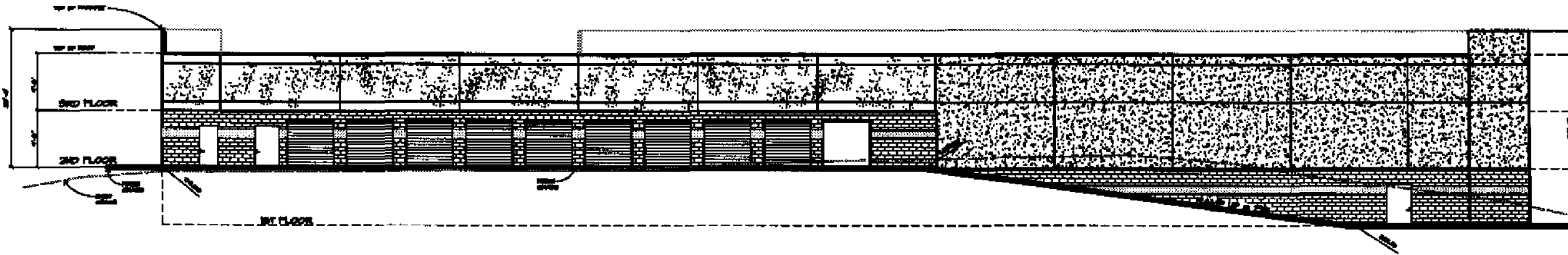
ENGINEER OF WORK

Snipes-Dye Associates, Inc.
 civil engineers and land surveyors
 8344 CENTER DRIVE, STE. G, LA MESA, CA 91946
 TELEPHONE (619) 697-8234 FAX (619) 460-3033

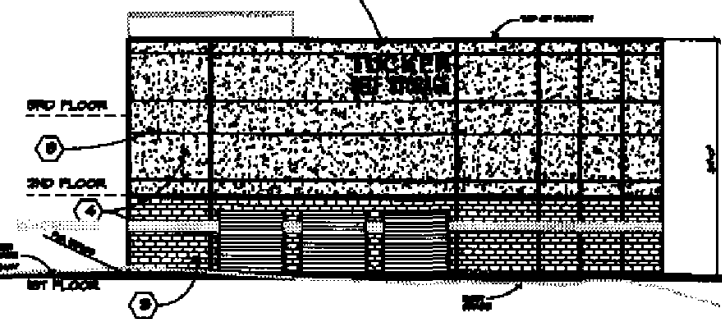
ROBERT L. BROGGART, C.E., 44133
 EXPIRES 08-30-10

BENCHMARK
 CITY OF SAN DIEGO BENCHMARK
 NHP# AT CHEBAPRAKE & CLAREMONT MESA
 ELEVATION 299.14 1988 DATUM 1979

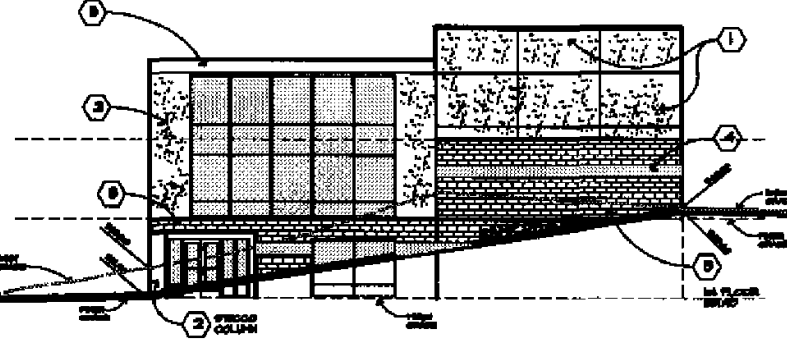
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



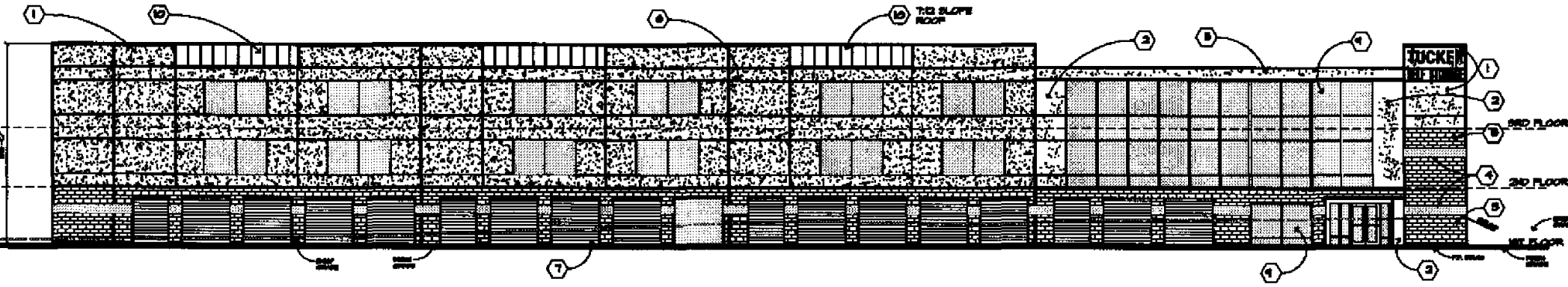
EAST ELEVATION
SCALE: 1/8" = 1'-0"



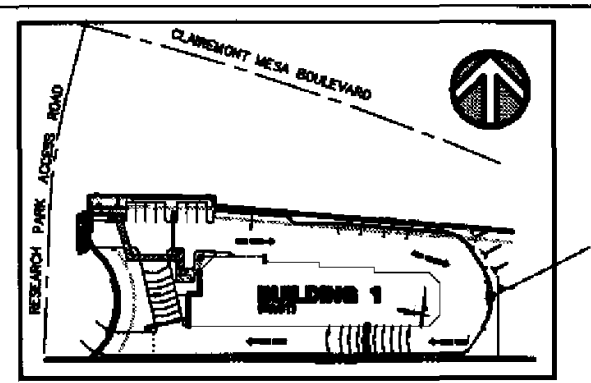
WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- 1 2ND FLOOR BRICK
COLOR: "RED BRICK"
- 2 2ND FLOOR BRICK
COLOR: "RED BRICK"
- 3 2ND FLOOR BRICK
COLOR: "RED BRICK"
- 4 2ND FLOOR BRICK
COLOR: "RED BRICK"
- 5 2ND FLOOR BRICK
COLOR: "RED BRICK"
- 6 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 7 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 8 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 9 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 10 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 11 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 12 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 13 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 14 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"
- 15 1st FLOOR BRICK AND VERTICAL
COLOR: "RED BRICK"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SITE PLAN
Not to Scale

Prepared By:
RMI ARCHITECTS
8330 UNIVERSITY AVE.
LA MESA, CA.
(619) 465-2011
Fax (619) 465-2833

Project Address:
SAN DIEGO, CA.
92121

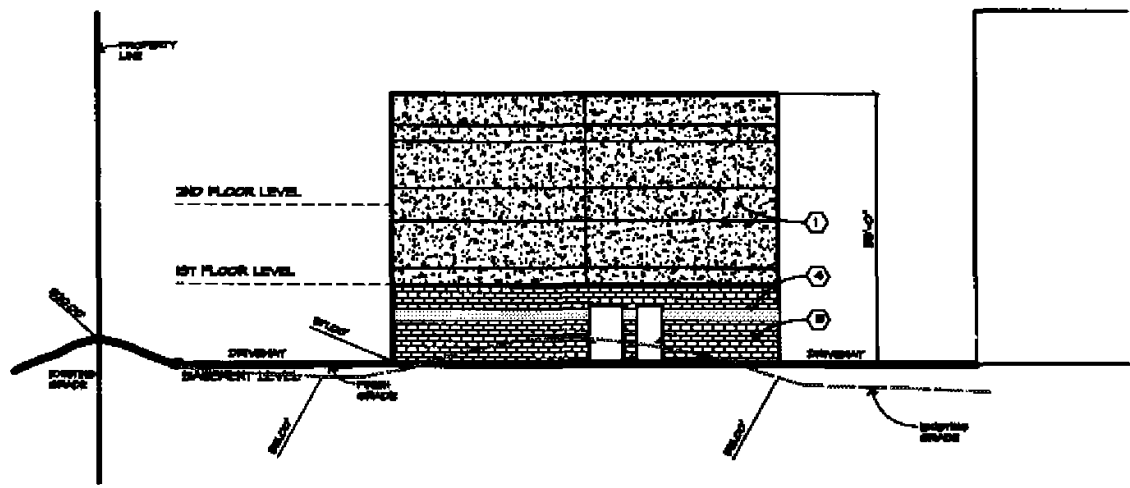
Project Name:
TUCKER SELF STORAGE
EAST PHASE

Sheet Title:
Site Development Permit

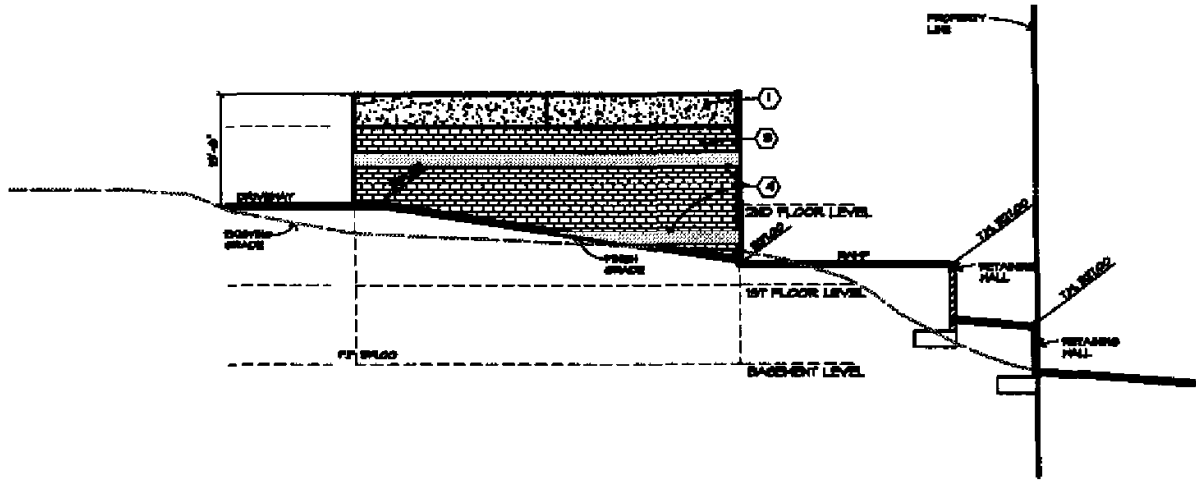
Revision	Date
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	
Revision 1	9-11-08
Original Date	10-18-07
Sheet	4 of 28
LDR #	

EXTERIOR FINISH SCHEDULE

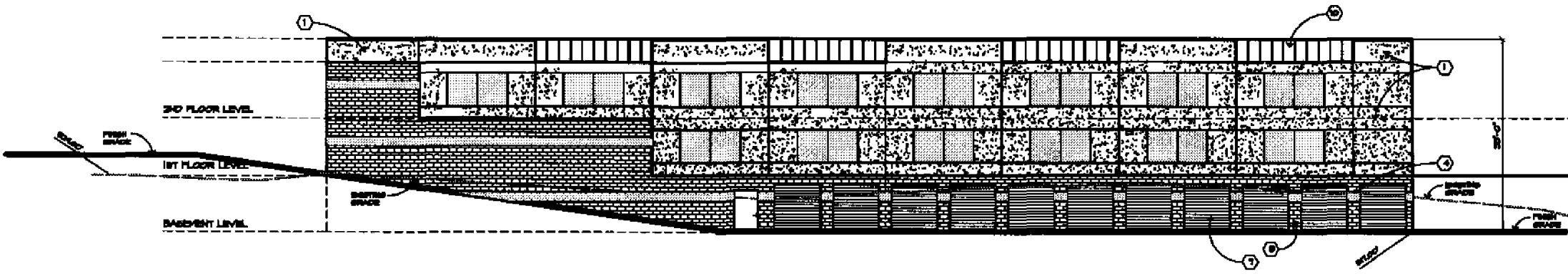
- ① 2ND FLOOR LEVEL
COLOR: [Pattern]
- ② 1ST FLOOR LEVEL
COLOR: [Pattern]
- ③ 2ND FLOOR MASONRY
COLOR: [Pattern]
- ④ 1ST FLOOR MASONRY
COLOR: [Pattern]
- ⑤ FASCIA AND TRIM
COLOR: [Pattern]
- ⑥ 1 1/2" HORIZONTAL AND VERTICAL
REINFORCING BARS
COLOR: [Pattern]
- ⑦ WALL OF BRICK, CONCRETE AND
REINFORCING BARS
COLOR: [Pattern]
- ⑧ GUTTERS AND DOWNSPOUTS AS SHOWN
COLOR: [Pattern]
- ⑨ DOWNSPOUTS AND GUTTER FRAMES
COLOR: [Pattern]
- ⑩ DOWNSPOUTS AND GUTTER FRAMES
COLOR: [Pattern]



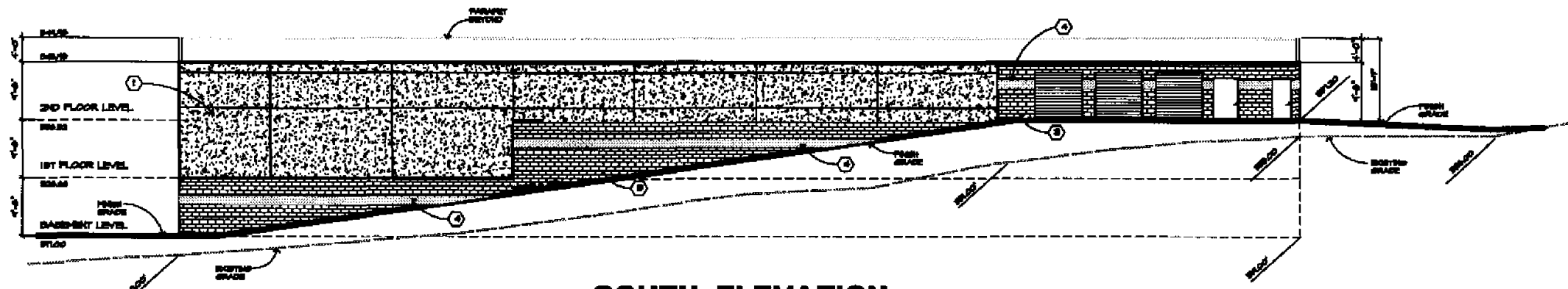
WEST ELEVATION
SCALE: 1/8" = 1'-0"



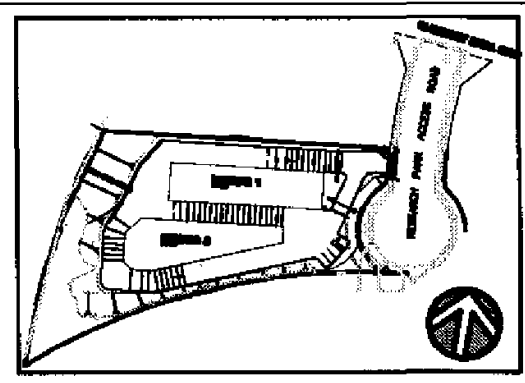
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SITE PLAN
Not to Scale

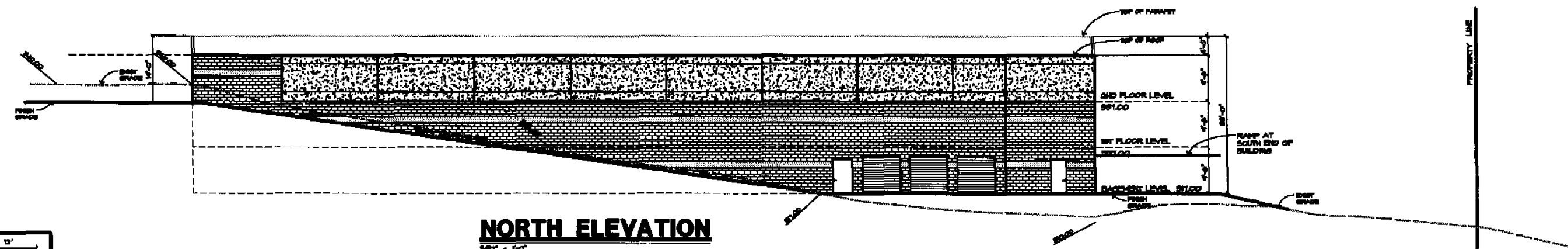
Prepared By:
RMI ARCHITECTS
8330 UNIVERSITY AVE.
LA MESA, CA.
(619) 465-2011
Fax (619) 465-2833

Project Address:
SAN DIEGO, CA.
92121

Project Name:
TUCKER SELF STORAGE
WEST PHASE

Sheet Title:
Site Development Permit
EXTERIOR ELEVATIONS
BUILDING 1

Revision 14	_____
Revision 13	_____
Revision 12	_____
Revision 11	_____
Revision 10	_____
Revision 9	_____
Revision 8	_____
Revision 7	_____
Revision 6	_____
Revision 5	_____
Revision 4	_____
Revision 3	_____
Revision 2	_____
Revision 1	4-11-06
Original Date	10-19-07
Sheet	10 of 25
LDR #	_____

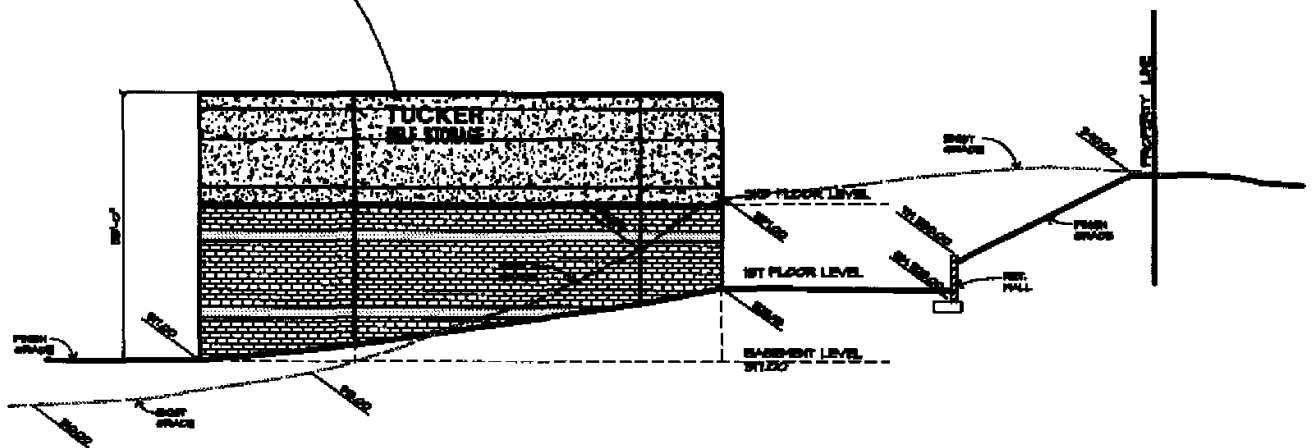


NORTH ELEVATION
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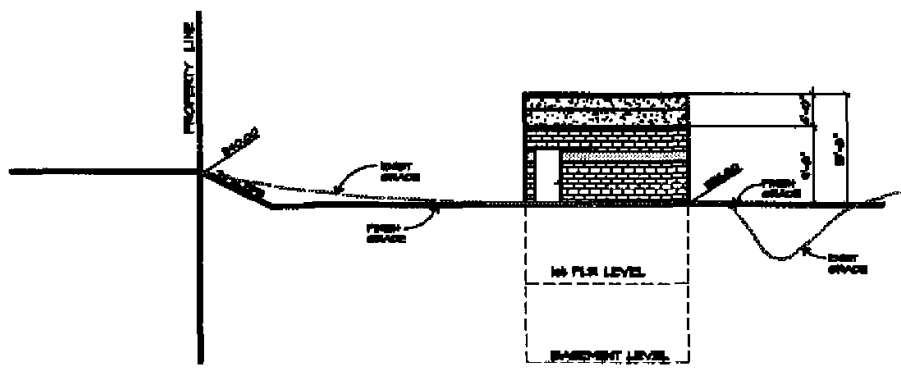


EXTERIOR FINISH SCHEDULE

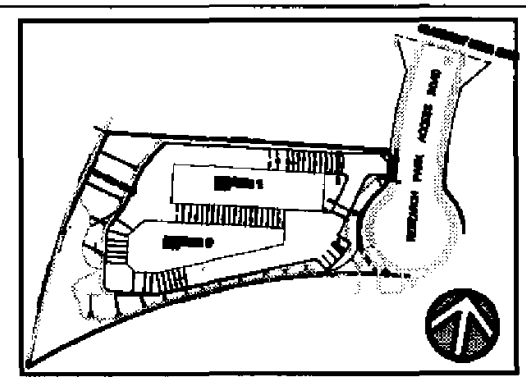
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COLOR: LIGHT TANSIEN
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17. 1ST FLOOR EXTERIOR WALLS
COLOR: LIGHT TANSIEN
18. 1ST FLOOR EXTERIOR WALLS
COLOR: LIGHT TANSIEN
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20. 1ST FLOOR EXTERIOR WALLS
COLOR: LIGHT TANSIEN



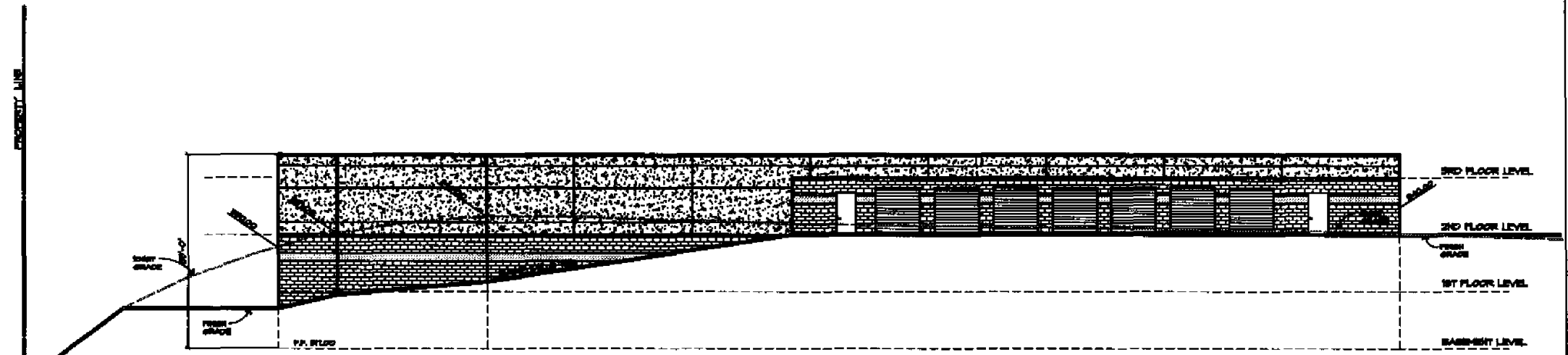
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SITE PLAN
Not to Scale



SOUTH ELEVATION
1/8" = 1'-0"

Prepared By:
RMI ARCHITECTS
8330 UNIVERSITY AVE.
LA MESA, CA.
(619) 465-2011
Fax (619) 465-2833

Project Address:
SAN DIEGO, CA
92121

Project Name:
TUCKER SELF STORAGE
WEST PHASE

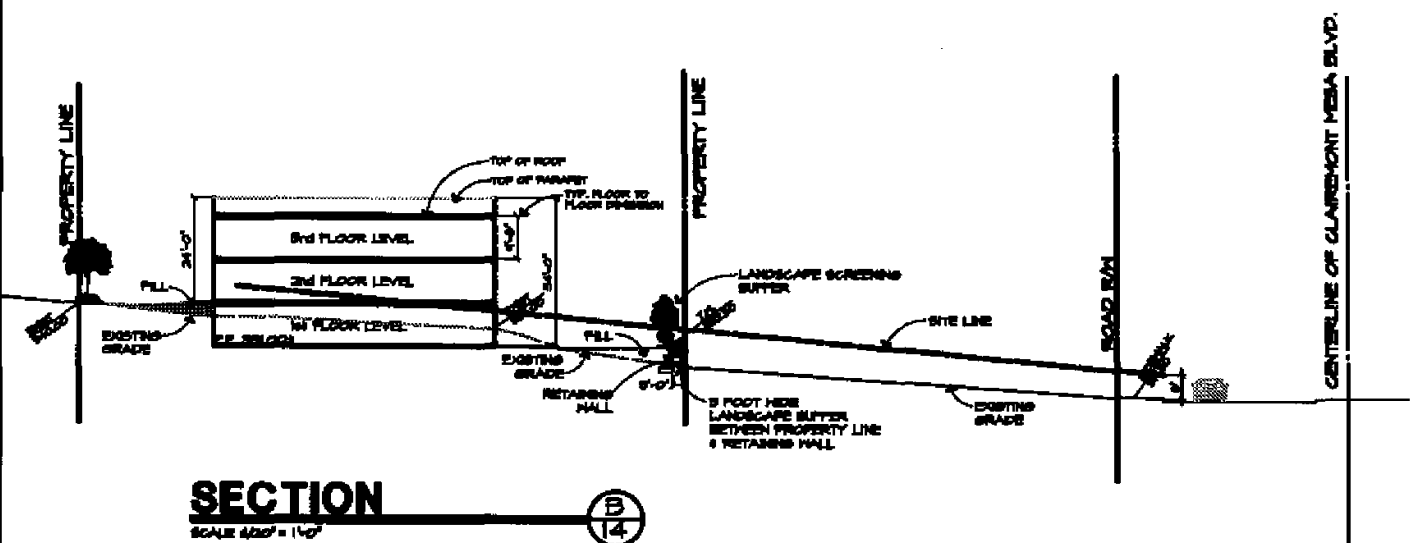
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Site Development Permit
EXTERIOR ELEVATIONS
BUILDING 2

Revision	Date
Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	4-14-06
Revision 1	10-18-07

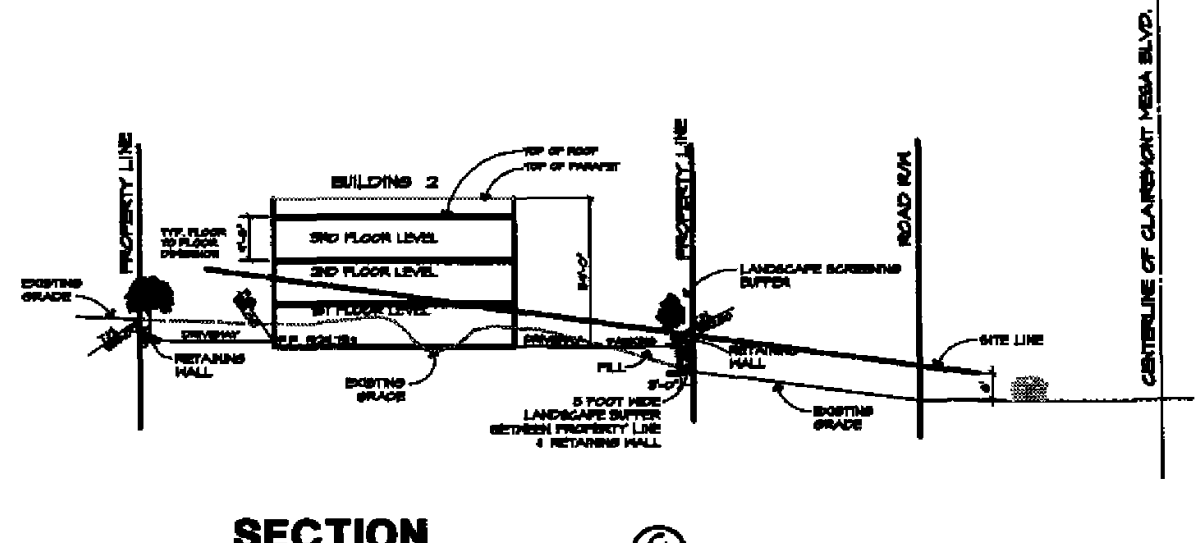
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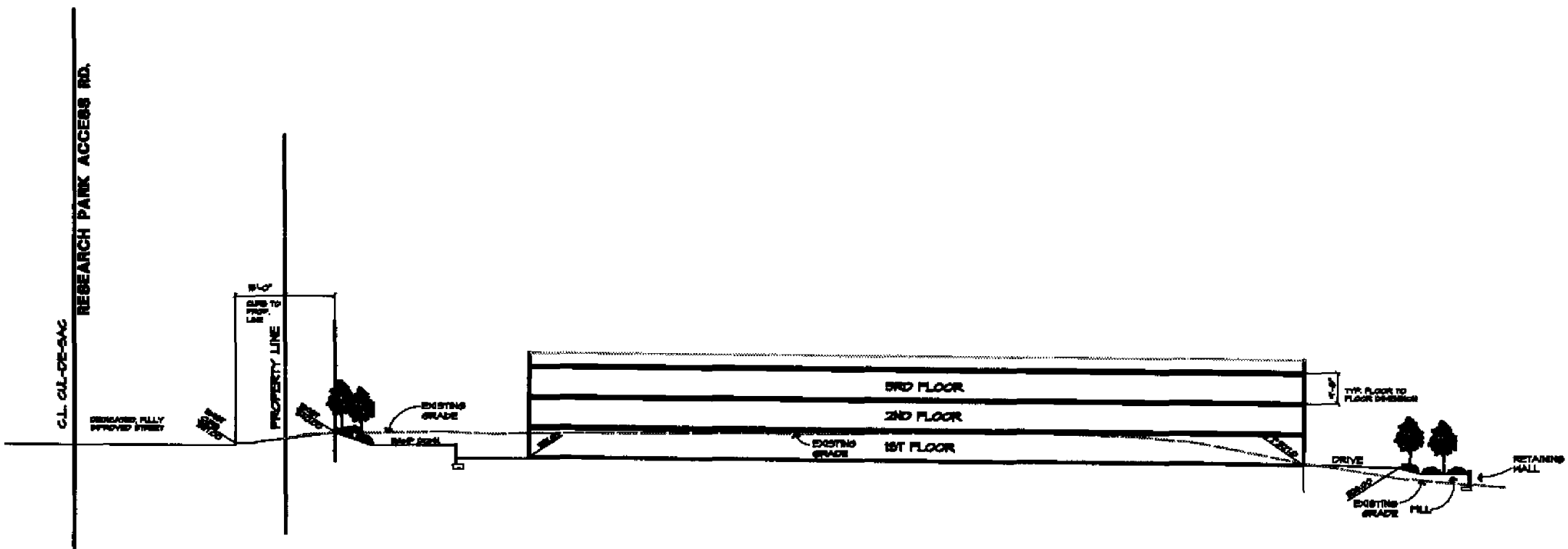
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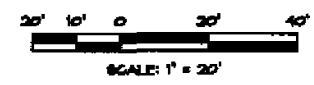
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14



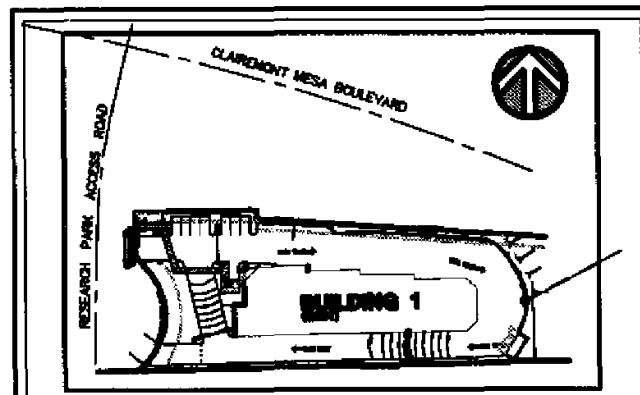
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SECTION
SCALE 1/8" = 1'-0"
A
14



EAST SIDE- PARCEL B



SITE PLAN
Not to Scale

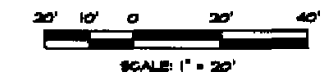
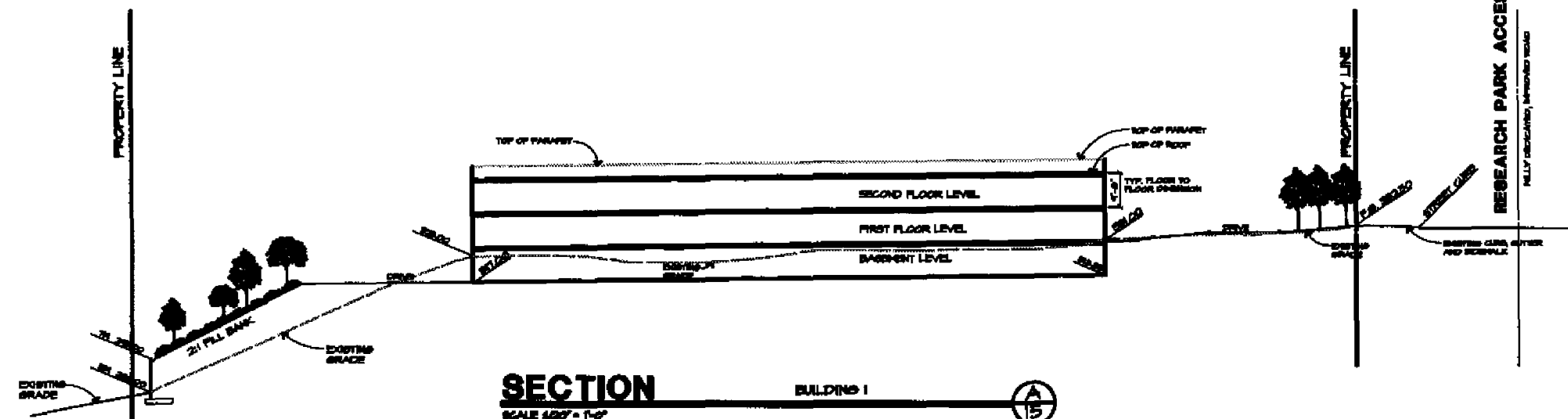
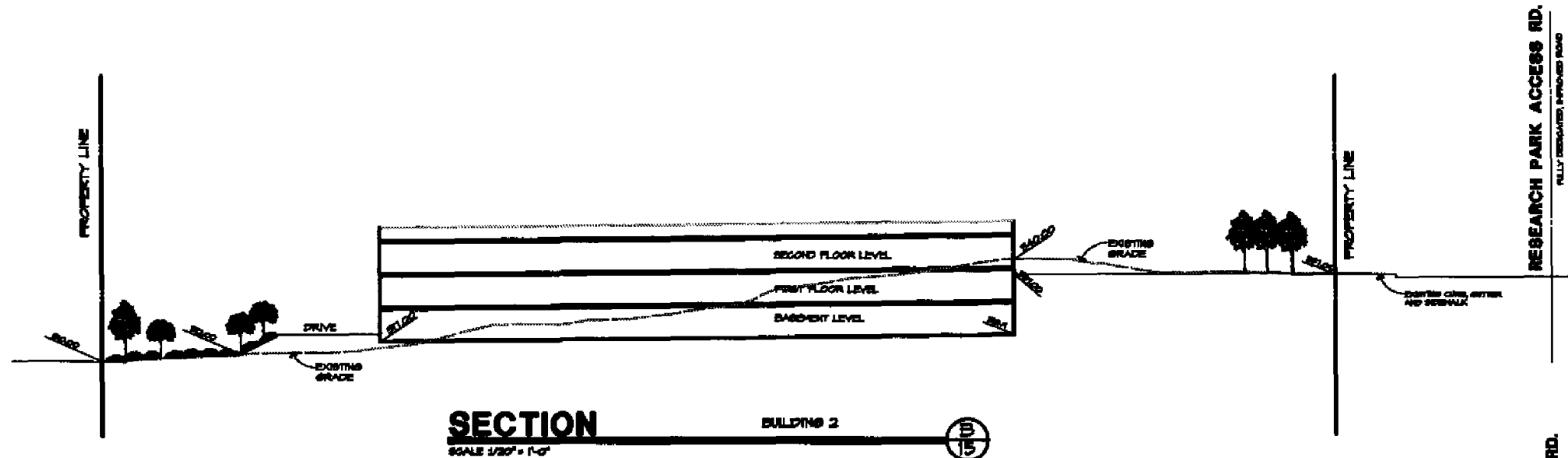
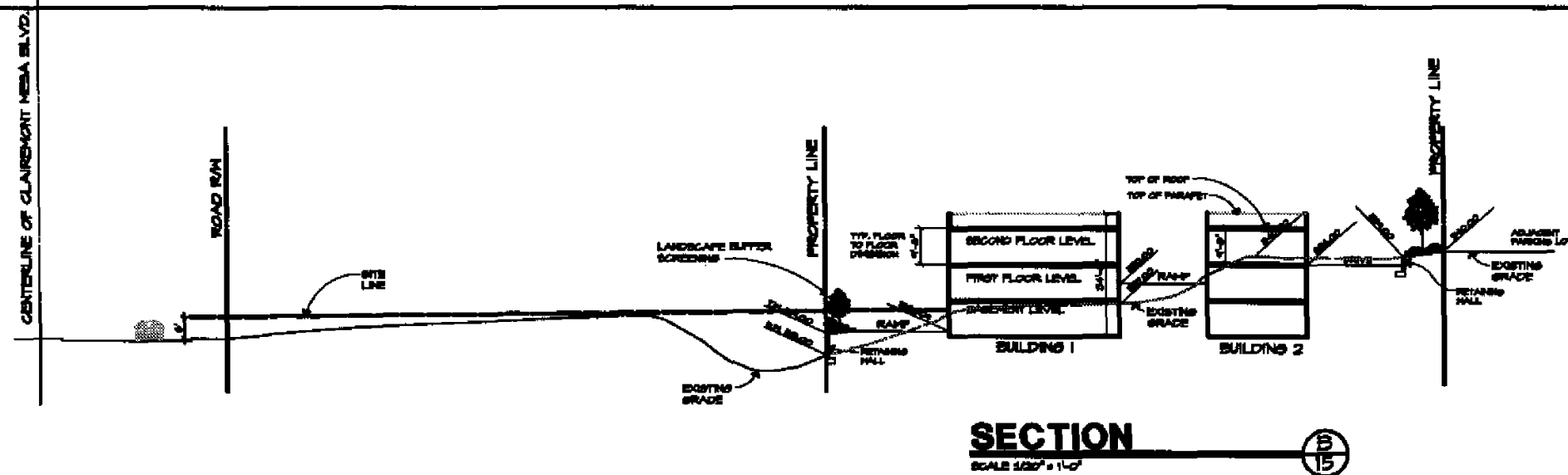
Prepared By:
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Fax (619) 465-2833

Project Address:
SAN DIEGO, CA.
92121

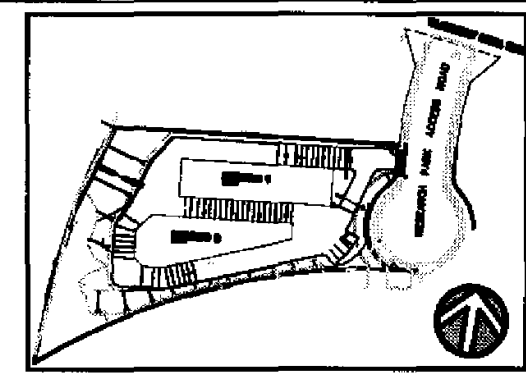
Project Name:
TUCKER SELF STORAGE
EAST PHASE

Sheet Title:
Site Development Permit
SITE SECTIONS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
Revision 1:	1-11-06
Original Date:	10-18-07
Sheet	12 of 25
LOR#	_____



WEST SIDE- PARCEL A



SITE PLAN

Prepared By:	RMI ARCHITECTS 8330 UNIVERSITY AVE. LA MESA, CA. (619) 465-2011 Fax (619) 465-2833
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Project Name:	TUCKER SELF STORAGE WEST PHASE
Sheet Title:	Site Development Permit SITE SECTIONS
Not to Scale	Revision 14: _____ Revision 13: _____ Revision 12: _____ Revision 11: _____ Revision 10: _____ Revision 9: _____ Revision 8: _____ Revision 7: _____ Revision 6: _____ Revision 5: _____ Revision 4: _____ Revision 3: _____ Revision 2: _____ Revision 1: 4-9-09
Original Date:	10-18-07
Sheet:	15 of 25
LDR#	_____

PLANT LEGEND

Table with columns: SYMBOL, BOTANICAL NAME (COMMON NAME), DESCRIPTION (FORM), PERCENTAGE / SIZE, QUANTITY. Includes symbols for various tree types like Evergreen Shade Tree and Deciduous Flowering Accent Tree.

Table with columns: SYMBOL, BOTANICAL NAME (COMMON NAME), DESCRIPTION (FORM), PERCENTAGE / SIZE, QUANTITY. Includes symbols for Melaleuca Quingaeneria, Platania Racemosa, and Washingtonia Robusta.

Table with columns: SYMBOL, BOTANICAL, COMMON, FORM, SPACING, SIZE. Lists shrubs like Dianella Foliata and Salvia Divina.

Table with columns: SYMBOL, BOTANICAL, COMMON, FORM, SPACING, SIZE. Lists ground cover plants like Agapanthus Africanus and Lantana Montevideensis.

Table with columns: SYMBOL, BOTANICAL, COMMON, FORM, SPACING, SIZE. Lists shrubs and ground cover for re-vegetation areas like Nala Divina and Salvia Afiara.

MINIMUM TREE SEPARATION DISTANCE

1" DIA. SIGNALS (STOP SIGNS) - 10 FEET
INTERROAD UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY ENTRANCES - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

TREES - FOR RE-VEGETATION AREAS ON NATURAL SLOPES

Table with columns: SYMBOL, BOTANICAL NAME (COMMON NAME), DESCRIPTION (FORM), PERCENTAGE / SIZE, QUANTITY. Includes Quercus Agrifolia.

TREE REMOVAL LEGEND

Table with columns: TREE NO., DESCRIPTION OF TREE, TREE TRUNK CALIBER. Lists trees to be removed such as California Pepper and Eucalyptus.

EXISTING COASTAL SAGE SCRUB TO REMAIN

Table with columns: BOTANICAL NAME, COMMON. Lists coastal sage scrub plants like Salvia mellifera and Baccharis pilularis.

ROOT BARRIER NOTE

ANY TREE WITHIN 5' OF PAVING CURBS OR HARDSCAPE MUST HAVE A ROOT BARRIER (SEE PLAN FOR LOCATION)

NOTE: ALL REQUIRED LANDSCAPE AREAS MUST BE MAINTAINED BY OWNER

IRRIGATION METHOD

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

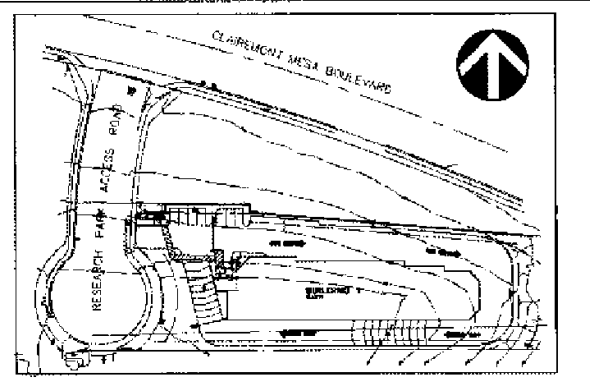
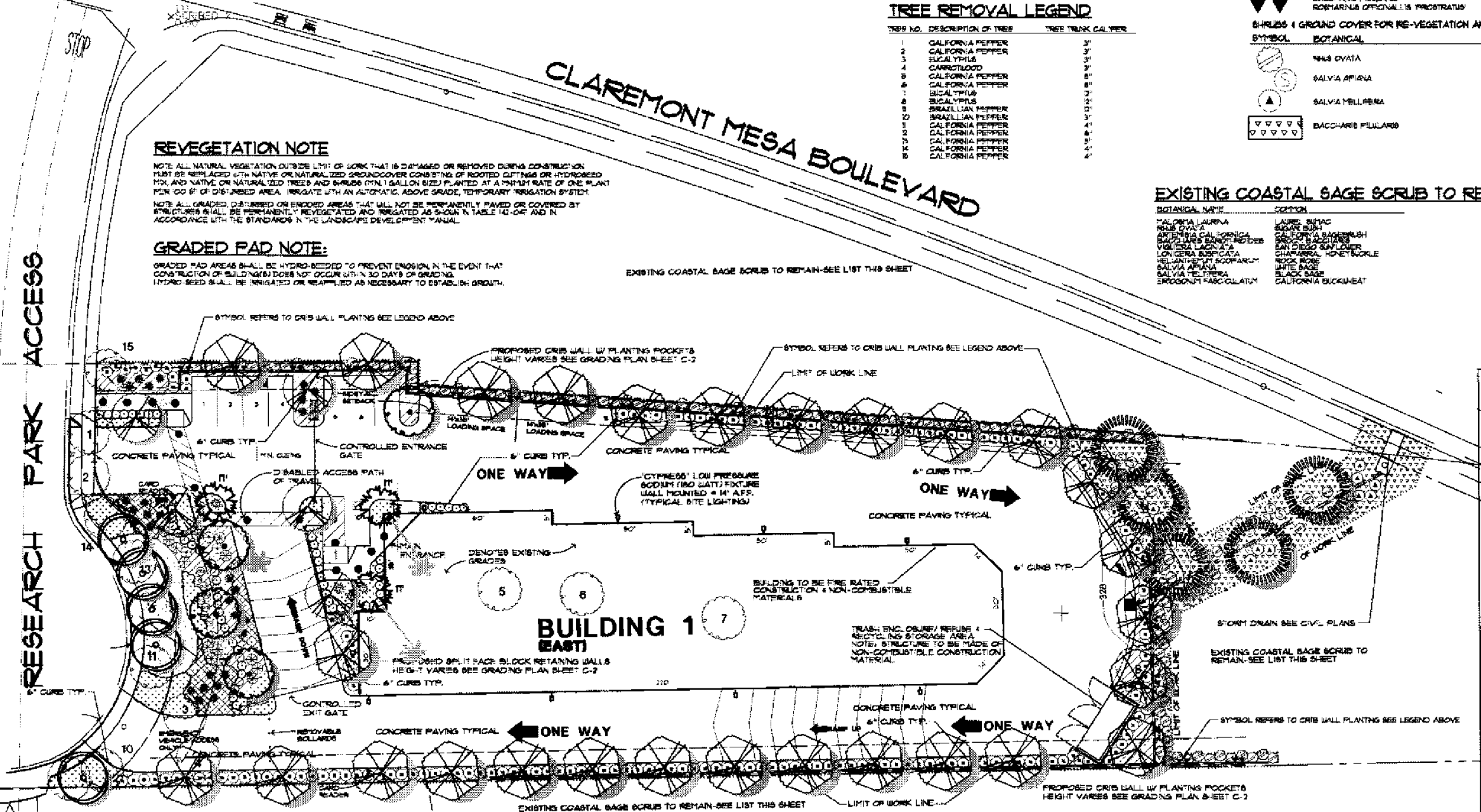
CITY NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL.

REVEGETATION NOTE

NOTE: ALL NATURAL VEGETATION OUTSIDE LIMIT OF WORK THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION MUST BE REPLACED WITH NATIVE OR NATURALIZED GROUND COVER...

GRADED PAD NOTE:

GRADED PAD AREAS SHALL BE HYDRO-NEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING.



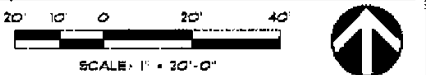
DESIGN STATEMENT

THE DESIGN THEME INTEGRATES THE USE OF COAST LIVEOAK TREES AND COYOTE BUSH ON SLOPES ADJACENT TO NATURAL VEGETATION TO HELP PROJECT BLEND INTO NATURAL SURROUNDING.

MAINTENANCE NOTE

ALL REQUIRED LANDSCAPE AREAS INCLUDING AREAS WITHIN THE RIGHT OF WAY, BRUSH MANAGEMENT SLOPES (IF REQUIRED) AND ANY LARGE REVEGETATED SLOPES VISIBLE TO THE PUBLIC SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER.

LANDSCAPE DEVELOPMENT PLAN



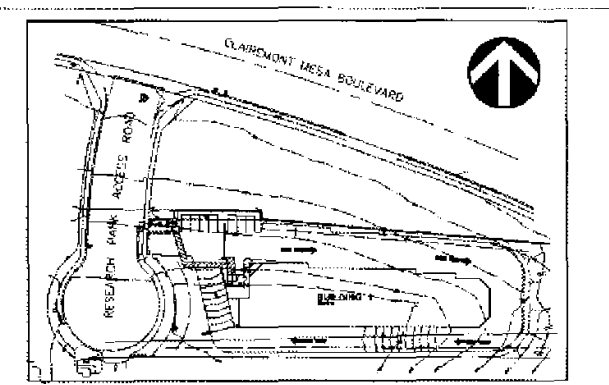
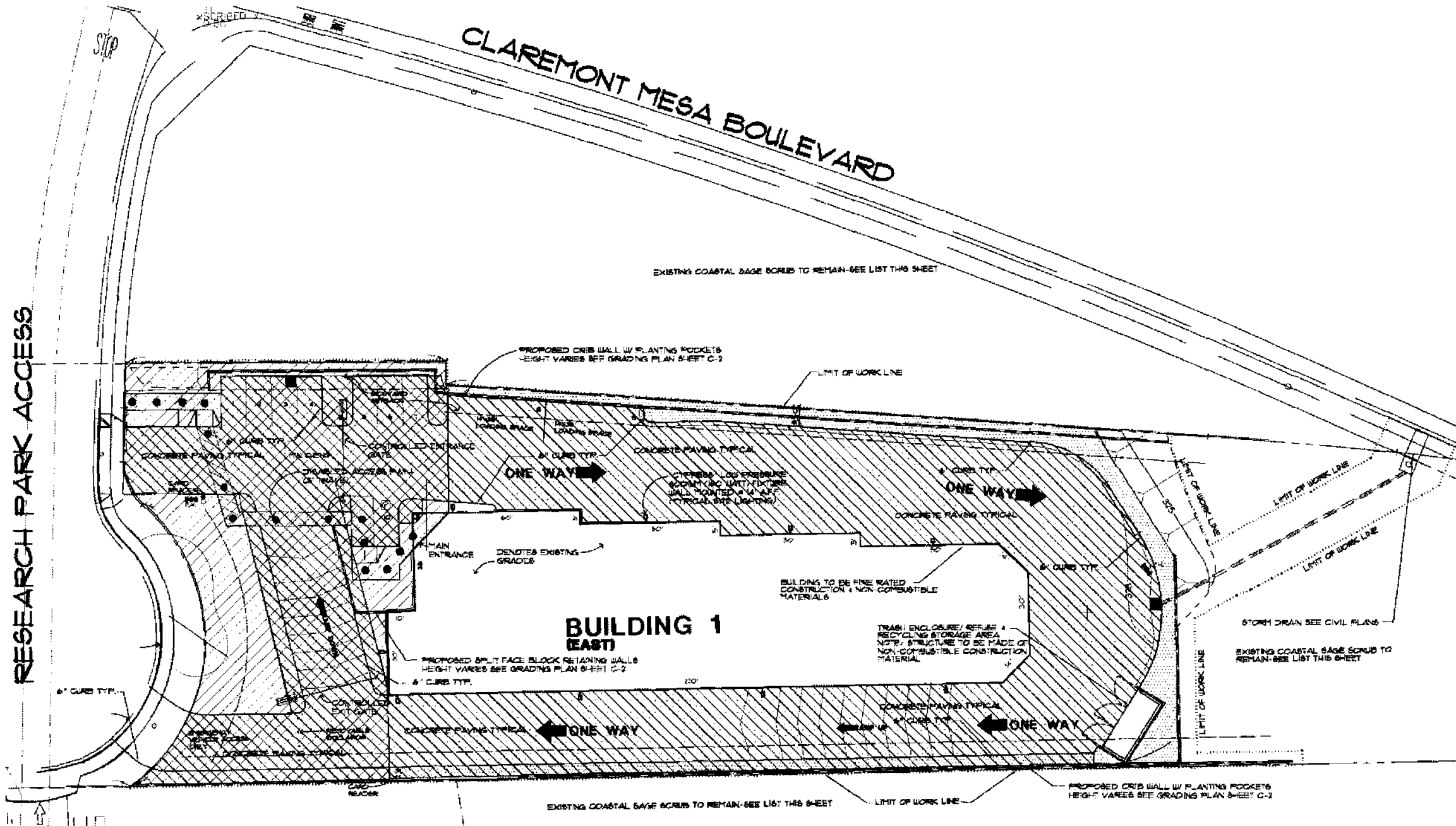
Project information table including: Prepared By: ENVIRONS, INC.; Project Address: SAN DIEGO, CA; Project Name: TUCKER SELF STORAGE EAST PHASE; and a revision table with 14 revisions.

LANDSCAPE AREA LEGEND

SYMBOL	DESCRIPTION
	STREET YARD
	VEHICULAR USE AREA IN STREET YARD
	VEHICULAR USE AREA OUTSIDE STREET YARD
	REMAINING YARD

LANDSCAPE CALCULATIONS

DESCRIPTION	TOTAL SF.	REQUIRED SF. ON PLAN	LANDSCAPE SF. REQUIRED 10' x 10'	1 GAL SHRUBB POINTS	5 GAL SHRUBS POINTS	15 GAL SHRUBS POINTS	TREE POINTS CLAIMED	TOTAL POINTS GUARANTEED
STREET YARD	13315 SF.	25% = 3329 SF.	4803 SF.	306	100	344	40	366
VEHICULAR USE AREA IN STREET YARD	5408 SF.	5% = 470 SF.	1443 SF.	156	29	24	10	191
VEHICULAR USE AREA OUTSIDE STREET YARD	21640 SF.	3% = 650 SF.	2642 SF.	650	300	350	360	950
REMAINING YARD	2819 SF.	833 SF.	5430 SF.	369	41	382	540	1273
TOTAL L.F. REQUIRED TREES PROPOSED STREET TREES								
STREET TREES	150	5	9' x 24' BOX					



SITE PLAN

Not to Scale

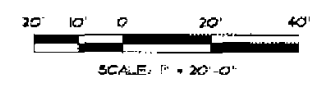
Prepared By:
ENVIRONS, INC.
 1746 N. BRIDGEPORT AVE
 CLAREMONT, CA. 91711
 (909) 626-4663
 Fax (909) 626-0446

Project Address:
 SAN DIEGO, CA.
 92121
 Project Name:
**TUCKER SELF STORAGE
 EAST PHASE**

Sheet Title:
 Site Development Permit

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
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Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	1-20-08
Revision 1:	9-18-08
Original Date:	10-15-07
Sheet:	SDP-L-2 of _____
LDR #:	_____

LANDSCAPE AREA EXHIBIT



PLANT LEGEND

TREES	SYMBOL	BOTANICAL NAME (COMMON NAME)	DESCRIPTION (FORM)	PERCENTAGE / SIZE	QUANTITY
	(Symbol)	CUPANOPSIS ANACARDIODES (CAROLINWOOD TREE)	EVERGREEN SHADE TREE	100% 24" BOX	4
	(Symbol)	ALBIS LANCEA (AFRICAN BURNING)	EVERGREEN SHADE TREE	100% 24" BOX	4
	(Symbol)	LAGERSTRÖMIA FAURE (CORAL PEACOCK)	DECIDUOUS FLOWERING ACCENT TREE	100% 36" BOX	3
	(Symbol)	HELIOSIGA SANGUINARIA (CALERY TREE)	VERTICAL EVERGREEN SHADE TREE	100% 24" BOX	22
	(Symbol)	PLATANUS RACEMOSA (LONDON PLANE SYCAMORE TREE)	DECIDUOUS STREET TREE	100% 24" BOX	5
	(Symbol)	PLATANUS ACERIFOLIA (LONDON PLANE SYCAMORE TREE)	DECIDUOUS STREET TREE	100% 24" BOX	5
	(Symbol)	EXISTING TREE TO BE REMOVED - NOTE THE NUMBER REFERS TO INDIVIDUAL TREE INFORMATION - SEE LEGEND THIS SHEET			

SHRUBS	SYMBOL	BOTANICAL	COMMON	FORM	DESCRIPTION	SIZE
	(Symbol)	DIAPYRROS HUMILIS	MED TERRANEAN FAN PALM	ARCHING VASE	4" - 6" ACCENT PALM	5 GAL.
	(Symbol)	CISTUS PURPUREUS	ROCKROSE	ROUNDING SHAPE	3" - 4" ACCENT SHRUB	5 GAL.
	(Symbol)	FRIGONIA LUTEA TEXANUS LIGHTNING TEXANUS	TEXAS RANGER	COLUMNAR	4" - 5" FOUNDATION SHRUB	5 GAL.
	(Symbol)	RYATIUS CALIFORNICA	CORYMBOSITY	ROUNDING SHAPE	4" - 5" SCREEN S-SHRUB	5 GAL.
	(Symbol)	SALVIA GREGGII	ALPINE SAGE	ROUNDING SHAPE	3" FOUNDATION SHRUB	5 GAL.
	(Symbol)	WESTRENSIA FRUITCOISA	COAST ROSEMARY	ROUNDING SHAPE	4" - 5" ACCENT SHRUB	5 GAL.

SHRUBS & GROUND COVER FOR RE-VEGETATION AREAS	SYMBOL	BOTANICAL	COMMON	FORM	SPACING	SIZE
	(Symbol)	RIBS OVATA	SUGAR BUSH	ROUNDING	8" O.C. - NATIVE S-SHRUB	5 GAL.
	(Symbol)	GALVIA APIANA	WHITE SAGE	IRREGULAR / UPRIGHT	4" O.C. - NATIVE S-SHRUB	5 GAL.
	(Symbol)	GALVIA MELLIFERA	BLACK SAGE	ROUNDING	4" O.C. - NATIVE SHRUB	5 GAL.
	(Symbol)	BACCHARIS PILLULARIS	COYOTE BUSH	IRREGULAR / OPEN	TRIANGULAR SPACE 36" O.C.	1 GAL.

TREES - FOR RE-VEGETATION AREAS ON NATURAL SLOPES

SYMBOL	BOTANICAL NAME (COMMON NAME)	DESCRIPTION (FORM)	PERCENTAGE / SIZE	QUANTITY
(Symbol)	QUERCUS AGROFOLIA (COAST LIVEOAK)	LARGE CANOPY EVERGREEN TREE	100% 15 GALLON	7

GROUND COVER FOR CRIB WALL PLANTING POCKETS	SYMBOL	BOTANICAL	COMMON	FORM	SPACING	SIZE
	(Symbol)	ASPHANTHUS AFRICANUS	LILY OF THE NIP	ARCHING VASE	2" ACCENT S-SHRUB	1 GAL.
	(Symbol)	FESTUCA DVINA GLAUCA	BLUE FESCUE	ARCHING VASE	1" ACCENT SHRUB	1 GAL.
	(Symbol)	HEMEROCALLIS HYBRID YELLOW	DAYLILY	ARCHING VASE	2" ACCENT S-SHRUB	1 GAL.
	(Symbol)	LANTANA MONTEVIDENSIS MIX YELLOW / PURPLE	TRILING LANTANA	IRREGULAR / OPEN	2" ACCENT S-SHRUB	1 GAL.
	(Symbol)	ROSMARINUS OFFICINALIS PROSTRATUS	ROSEMARY	IRREGULAR / OPEN	TRIANGULAR SPACE 30" O.C.	1 GAL.
	(Symbol)	CAREX MULLICOLA	BERKLEY SEDGE	IRREGULAR / OPEN	TRIANGULAR SPACE 30" O.C.	1 GAL.
	(Symbol)	BACCHARIS PILLULARIS	COYOTE BUSH	IRREGULAR / OPEN	TRIANGULAR SPACE 36" O.C.	1 GAL.
	(Symbol)	ROSMARINUS OFFICINALIS PROSTRATUS	ROSEMARY	IRREGULAR / OPEN	TRIANGULAR SPACE 36" O.C.	1 GAL.

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY ENTRANCES - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ROOT BARRIER NOTE

ANY TREE WITHIN 5' OF PAVING CURBS, OR HARDSCAPE MUST HAVE A ROOT BARRIER SEE PLAN FOR LOCATION

NOTE

ALL REQUIRED LANDSCAPE AREAS MUST BE MAINTAINED BY OWNER

IRRIGATION METHOD

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION. DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. NOTE: ALL LANDSCAPING IN ENGLISH HGT. ZONE I SHALL BE IRRIGATED WITH A PERMANENT BELOW GRADE AUTOMATIC IRRIGATION SYSTEM.

CITY NOTE

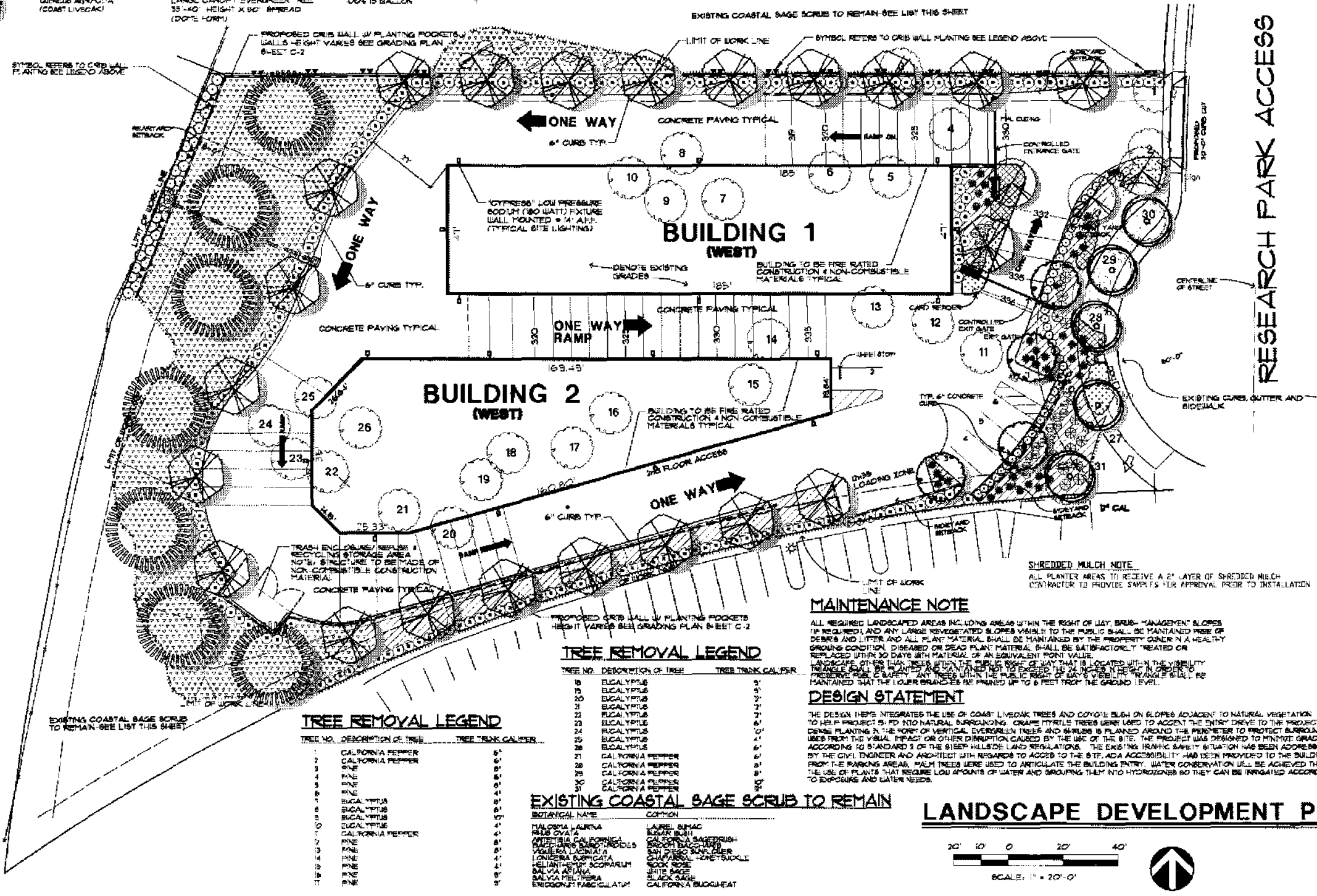
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL. LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

REVEGETATION NOTE

NOTE ALL NATURAL VEGETATION OUTSIDE LIMIT OF WORK THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION MUST BE REPLACED WITH NATIVE OR NATURALIZED GROUNDCOVER CONSISTING OF ROOTED CUTTINGS OR HYDRATED MIX AND NATIVE OR NATURALIZED TREES AND SHRUBS (MIN. 1 GALLON SIZE) PLANTED AT A MINIMUM RATE OF ONE PLANT PER 100 SF OF DISTURBED AREA. IRRIGATE WITH AN AUTOMATIC ABOVE GRADE TEMPORARY IRRIGATION ON SYSTEM. NOTE ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 54-04F AND N. ACCORDANCE WITH THE STANDARDS IN THE LANDSCAPE DEVELOPMENT MANUAL.

GRADED PAD NOTE:

GRADED PAD AREAS SHALL BE HYDRO-SEED TO PREVENT EROSION. IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING, HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.



MAINTENANCE NOTE

ALL REQUIRED LANDSCAPED AREAS INCLUDING AREAS WITHIN THE RIGHT OF WAY, BRUSH-MANAGEMENT SLOPES (IF REQUIRED) AND ANY LARGE REVEGETATED SLOPES VISIBLE TO THE PUBLIC SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE PROPERTY OWNER IN A HEALTHY GROWING CONDITION. DISPOSED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF AN EQUIVALENT POINT VALUE. LANDSCAPE OTHER THAN TREES WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER. ANY TREES WITHIN THE PUBLIC RIGHT OF WAY VISIBILITY TRIANGLE SHALL BE MAINTAINED THAT THE LOWER BRANCHES BE PRUNED UP TO 6 FEET FROM THE GROUND LEVEL.

DESIGN STATEMENT

THE DESIGN HEREIN INTEGRATES THE USE OF COAST LIVEOAK TREES AND COYOTE BUSH ON SLOPES ADJACENT TO NATURAL VEGETATION TO HELP PROJECT FIT INTO NATURAL SURROUNDINGS. GRASS TYPE TREES WERE USED TO ACCENT THE ENTRY DRIVE TO THE PROJECT. DENSE PLANTING IN THE FRONT OF VERTICAL EVERGREEN TREES AND SHRUBS IS PLANNED AROUND THE PERIMETER TO PROTECT SURROUNDING AREAS FROM THE VISUAL IMPACT OR OTHER DIMINUTION CAUSED BY THE USE OF THE SITE. THE PROJECT WAS DESIGNED TO MINIMIZE GRADING ACCORDING TO STANDARD 3 OF THE SIBER HILLSIDE LAND REGULATIONS. THE EXISTING TRAFFIC SAFETY SITUATION HAS BEEN ADDRESSED BY THE CIVIL ENGINEER AND AMBITIOUS WITH REGARD TO ACCORD TO THE SITE ADA ACCESSIBILITY. HAS BEEN PROVIDED TO THE BUILDINGS FROM THE PARKING AREAS. PALM TREES WERE USED TO ARTICULATE THE BUILDING ENTRY. WATER CONSERVATION USE WILL BE ACHIEVED THROUGH THE USE OF PLANTS THAT REQUIRE LOW AMOUNTS OF WATER AND GROUPING THEM INTO HYDROZONES SO THEY CAN BE IRRIGATED ACCORDING TO EXPOSURE AND WATER NEEDS.

TREE REMOVAL LEGEND

TREE NO.	DESCRIPTION OF TREE	TREE TRUNK CALIBER
18	EGALYPTUS	8"
19	EGALYPTUS	8"
20	EGALYPTUS	8"
21	EGALYPTUS	8"
22	EGALYPTUS	8"
23	EGALYPTUS	8"
24	EGALYPTUS	8"
25	EGALYPTUS	8"
26	EGALYPTUS	8"
27	CALIFORNIA PEPPER	8"
28	CALIFORNIA PEPPER	8"
29	CALIFORNIA PEPPER	8"
30	CALIFORNIA PEPPER	8"
31	CALIFORNIA PEPPER	8"

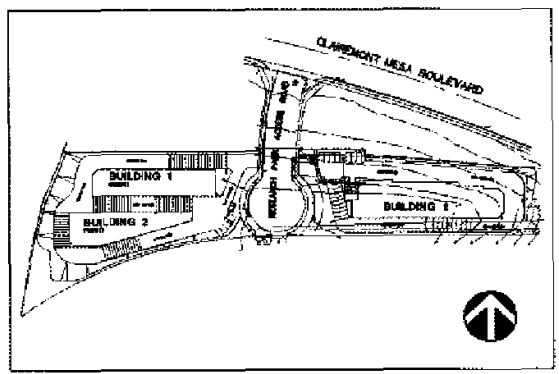
TREE REMOVAL LEGEND

TREE NO.	DESCRIPTION OF TREE	TREE TRUNK CALIBER
1	CALIFORNIA PEPPER	8"
2	CALIFORNIA PEPPER	8"
3	PINE	8"
4	PINE	8"
5	PINE	8"
6	PINE	8"
7	PINE	8"
8	PINE	8"
9	PINE	8"
10	PINE	8"
11	CALIFORNIA PEPPER	8"
12	PINE	8"
13	PINE	8"
14	PINE	8"
15	PINE	8"
16	PINE	8"
17	PINE	8"
18	PINE	8"
19	PINE	8"
20	PINE	8"

EXISTING COASTAL SAGE SCRUB TO REMAIN

BOTANICAL NAME	COMMON
LAIUS LARVA	LAUREL SAGE
RIBS OVATA	SUGAR BUSH
QUERCUS AGROFOLIA	COAST LIVEOAK
QUERCUS LAEVOLOBATA	SAN DIEGO LIVEOAK
YUQUENA LACINATA	SAN DIEGO SOUTHERN
LEONARDA SUFFRUTA	CHALK BUSH
ROSA ROSEA	ROSE
SALVIA APIANA	WHITE SAGE
GALVIA MELLIFERA	BLACK SAGE
FRIGONIA LUTEA TEXANUS	CALIFORNIA BUCKWHEAT

LANDSCAPE DEVELOPMENT PLAN



SITE PLAN

Prepared By: ENVIRONS, INC.
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 CLAREMONT, CA. 91711
 (909) 626-4883
 Fax (909) 626-0446

Project Address: SAN DIEGO, CA. 92121
 Project Name: TUCKER SELF STORAGE EAST PHASE

Sheet Title: Site Development Permit

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	1-20-08
Revision 2:	9-9-08
Revision 1:	

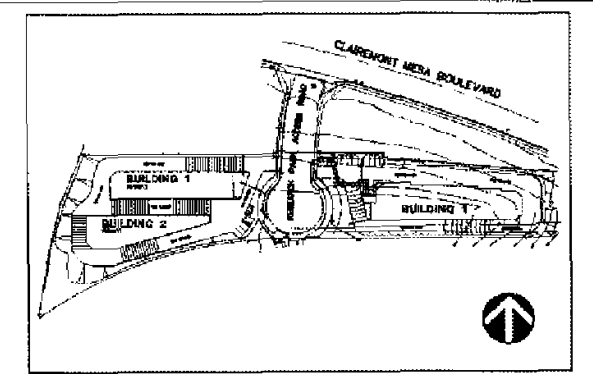
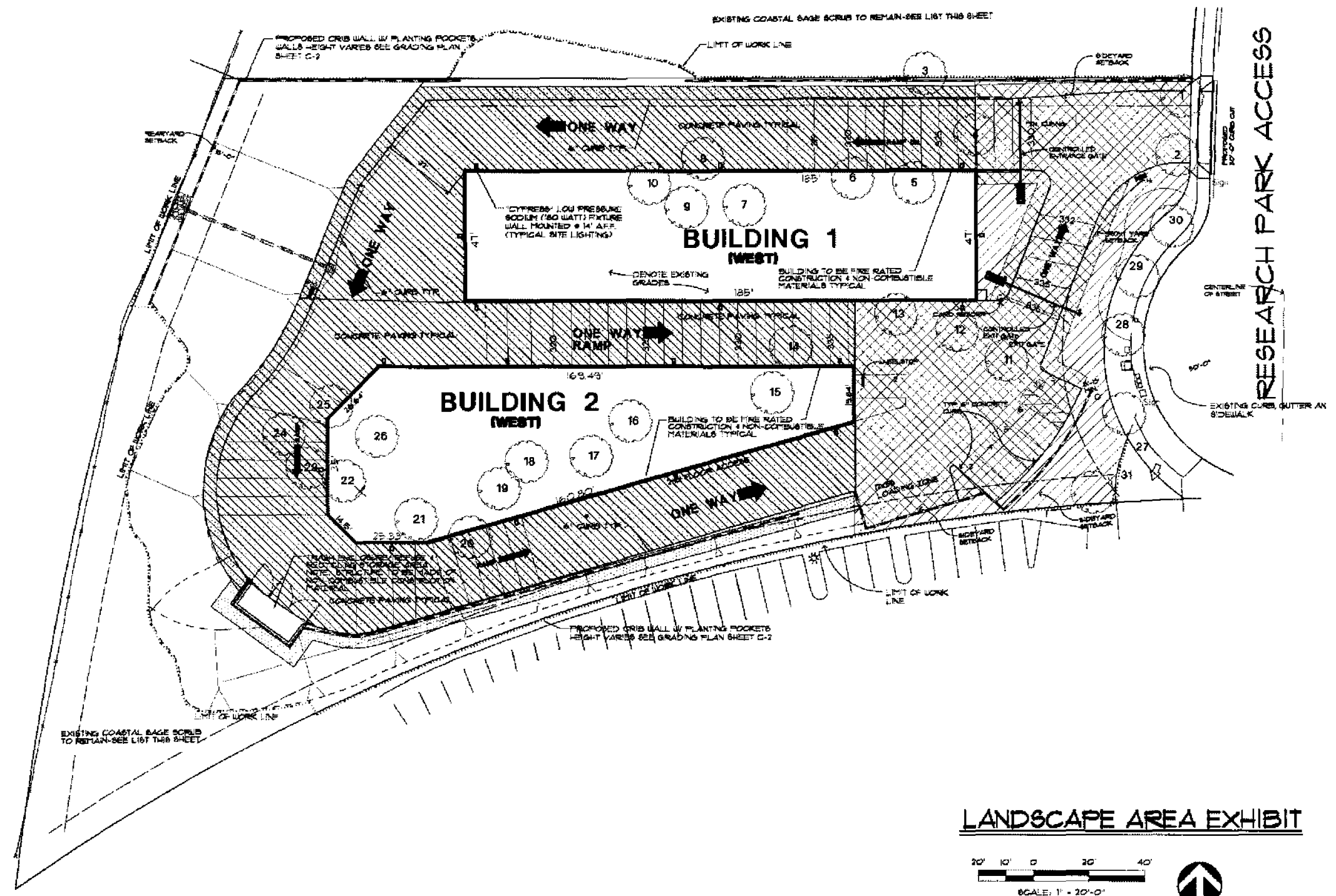
Original Date: 10-15-07
 Sheet: SDF-L-3 of
 LDR #

LANDSCAPE CALCULATIONS

DESCRIPTION	TOTAL SF	REQUIRED SF	LANDSCAPE SF ON PLAN	REQUIRED #T'S	1 GAL SHRUBS POINTS	2 GAL SHRUBS POINTS	TREE POINTS CLAIMED	EXISTING TREE POINTS CLAIMED	TOTAL POINTS CLAIMED
STREET YARD	12,809 SF	75% = 9,607 SF	4,850 SF	645	60	190	310	175	665
VEHICULAR USE AREA IN STREET YARD	9,366 SF	5% = 468 SF	1,564 SF	488	150	98	140		488
VEHICULAR USE AREA OUTSIDE STREET YARD	22,473 SF	3% = 673 SF	1,896 SF	673	225	208	340		771
REMAINING YARD	3278 SF	100% SF	17,030 SF	561	500	225	410		1,335
TOTAL L.S. REQUIRED TRES									
STREET TREES	150'	4	4 - 24" DIA						

LANDSCAPE AREA LEGEND

SYMBOL	DESCRIPTION
[Diagonal lines /]	STREET YARD
[Diagonal lines \]	VEHICULAR USE AREA IN STREET YARD
[Diagonal lines / and \]	VEHICULAR USE AREA OUTSIDE STREET YARD
[Dotted pattern]	REMAINING YARD



SITE PLAN

Not to Scale

Prepared By:

ENVIRONS, INC.
 1746 N. BRIDGEPORT AVE
 CLAREMONT, CA. 91711
 (909) 626-4663
 Fax (909) 626-0446

Project Address:

SAN DIEGO, CA.
 92121

Project Name:

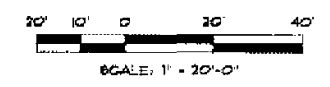
TUCKER SELF STORAGE
EAST PHASE

Sheet Title:


Site Development Permit

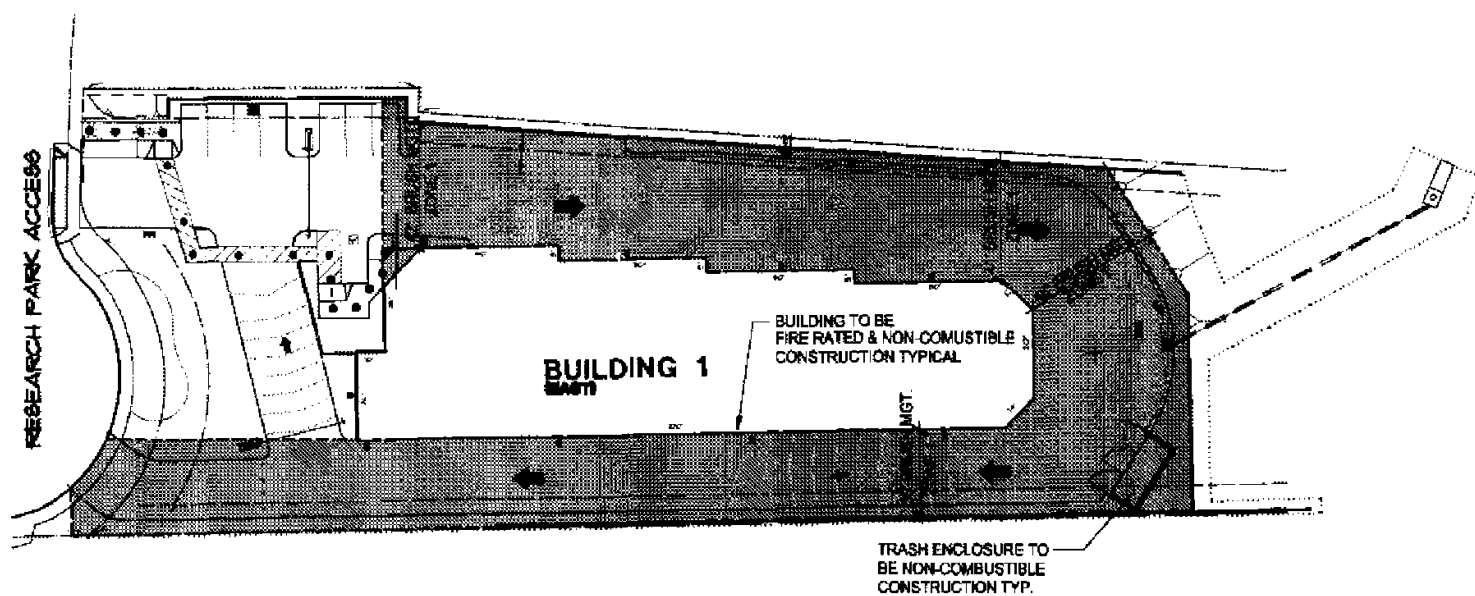
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Revision 1:	9-19-08
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LDR #	_____

LANDSCAPE AREA EXHIBIT



BRUSH MANAGEMENT ZONES

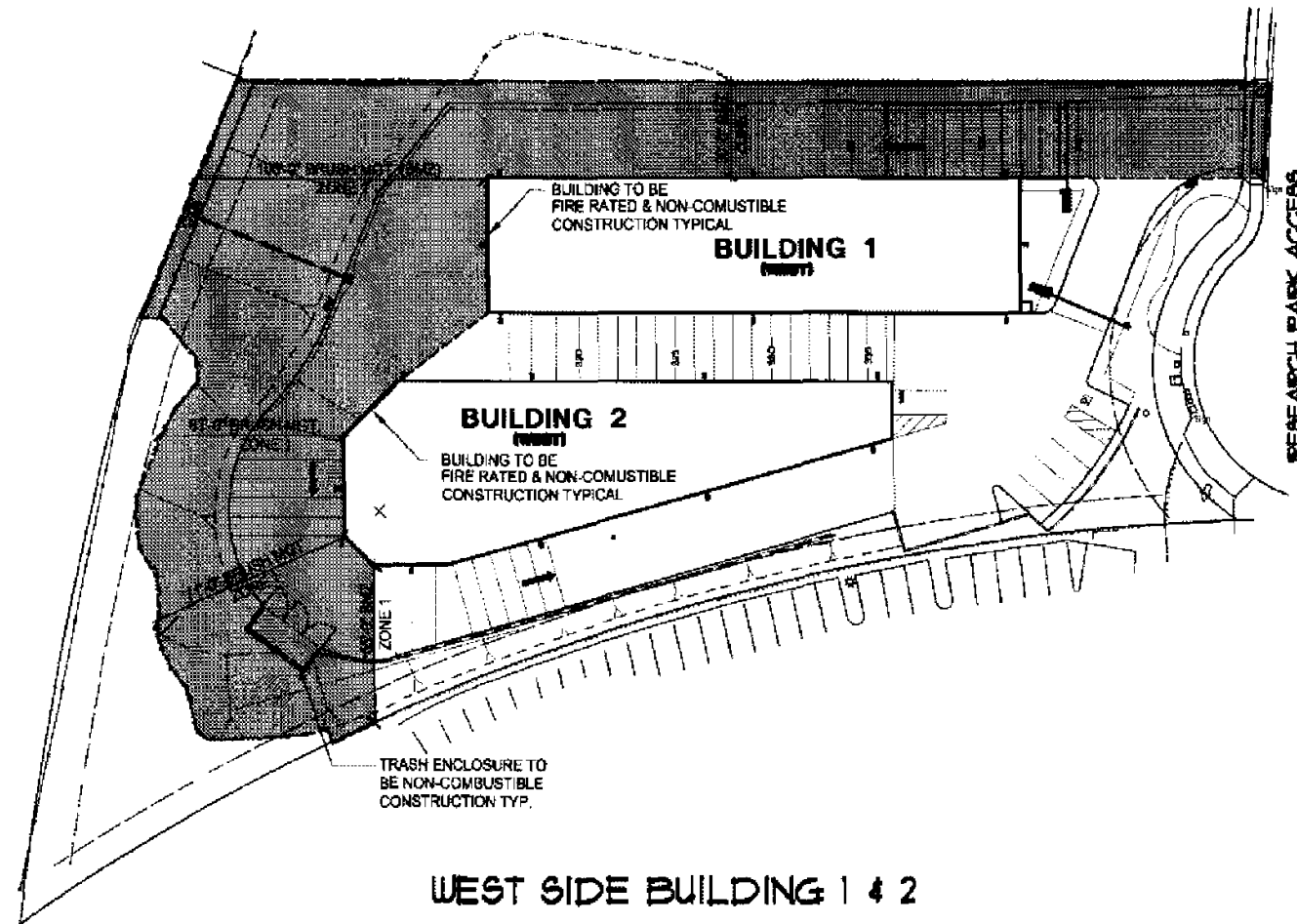
SYMBOL	DESCRIPTION
	ZONE 1



EAST SIDE BUILDING 1

BRUSH MANAGEMENT PROGRAM, ADDITIONAL MAINTENANCE NOTES

1. General Maintenance - Regular Inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels to reduce excessive fuel and to provide adequate space between plants and structures.
3. Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of the Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

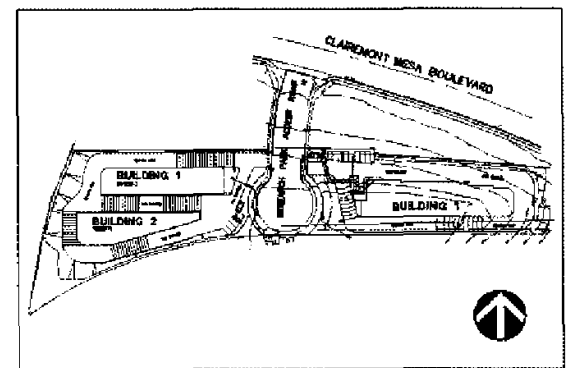
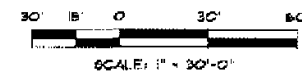


WEST SIDE BUILDING 1 & 2

ZONE ONE REQUIREMENTS

- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, patios, play structures, and nonhabitable gazebos that are located within brush management Zone One shall be of noncombustible construction.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

BRUSH MANAGEMENT PLAN



SITE PLAN
Not to Scale

Prepared By:
ENVIRONS, INC.
 1746 N. BRIDGEPORT AVE
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RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A
OR
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501
Delete one of the above.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 004556

SITE DEVELOPMENT PERMIT NO. 495993
TUCKER SELF STORAGE PROJECT NO. 141881 (MMRP)
CITY COUNCIL

This Site Development Permit (SDP) No. 495993 is granted by the City Council of the City of San Diego to the City of San Diego/Owner, and Andy Krutzsch/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The vacant 3.35-acre site is located at 9765 Clairemont Mesa Boulevard in the IL-2-1 zone within the Tierrasanta Community Plan. The project site is legally described as Parcel A and B of Lot 2, of Map No. 825. Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to construct three self storage buildings totaling 90,116 square feet on two adjacent parcels (Parcel "A" West Phase and Parcel "B" East Phase), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project or facility shall include:

- a. Development on Parcel A (West Phase) would consist of two, two-story buildings sitting atop a basement. On Parcel A, Building 1 would consist of a total of 26,085 square feet. Building 2 would consist of a total of 25,556 square feet.
- b. Development on Parcel B (East Phase) would consist of one, three-story building with a total of 38,465 square feet.
- c. The maximum building height for all buildings is 33 feet at finished grade;
- d. Landscaping (planting, irrigation and landscape related improvements);

- e. Off-street parking facilities shall consist of a minimum of 15 parking spaces including 2 accessible spaces plus 2 loading zone spaces;
- f. Hours of operation shall be 7:00 am to 10:00 pm daily; and
- g. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site

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7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

11. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase per the approved Exhibit "A."

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project

13. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 141881, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 141881, satisfactory to the Development Services Department and the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

Land Use – Multiple Species Conservation Program (MSCP); Paleontological Resources; Historical Resources; Biological Resources; Health and Safety; and Solid Waste Generation/Disposal.

15. Prior to issuance of any construction permit, the Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

16. The Permittee shall construct a 26 foot and 24 foot wide City Standard driveway, adjacent to the westerly and easterly site, respectively, on Research Park Access Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy.

17. The Permittee shall construct a 24 feet of City Standard G-4 rolled curb, adjacent to the easterly site on Research Park Access Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy.

18. The Permittee shall dedicate a maximum of 2 feet and 1 foot of right-of-way to obtain a 10 foot minimum curb to property line distance, adjacent to the westerly and easterly site, respectively, on Research Park Access Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy.

19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

20. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance.

21. Prior to the issuance of any construction permit, the Permittee shall incorporate any BMP construction necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
22. Prior to the issuance of any construction permits the applicant shall incorporate and show the type and location of all post-construction BMP's on the final construction drawings, in accordance with the approved Water Quality Technical Report.
23. The drainage system proposed for this development is private and subject to approval by the City Engineer. Prior to the issuance of a building permit the Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
24. This project proposes to export 13,750 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
25. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
26. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.
28. Prior to issuance of any engineering permits for right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the Development Services Department for approval. Improvement plans shall take into account a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities,

drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

29. In the event that a foundation only permit is requested by the Permittee or subsequent Owner, a site plan or staking layout plan shall be submitted identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

30. Prior to issuance of any construction permits for structures (including shell), complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 square foot area around each tree which is unencumbered by hardscape and utilities as set forth under Land Development Code (LDC) Section 142.0403(b) 5.

31. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

32. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

33. The Permittee or subsequent Permittee(s) shall be responsible to ensure that irrigation drainage run off shall be directed away from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur from runoff in any of these areas.

34. The Permittee or subsequent Permittee(s) shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

BRUSH MANAGEMENT PROGRAM REQUIREMENTS:

36. The Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A," Brush Management Plan, on file in the Office of the Development Services Department.
37. Prior to issuance of any building permits, a complete set of brush management construction documents shall be submitted for approval to the City Manager and the Fire Marshall. The construction documents shall be in substantial conformance with Exhibit "A," and shall comply with SDMC section 55.0101, LDC section 142.0412, and the Land Development Manual - Landscape Standards
38. Prior to issuance of any engineering permits for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."
39. The Brush Management Program shall consist of One Zone consistent with the Brush Management regulations of the LDC section 142.0412 and modified per provisions under sections 142.0412(i & j) as follows: Project shall have a minimum 30-foot Zone One between the proposed three self storage buildings and the existing area of native and naturalized vegetation. All structures to be fire rated construction and non-combustible materials.
40. All new constructions within 300 feet of the boundary between Brush Management Zone One and Brush Management Zone Two shall comply with building standards and policy per 2001 California Building Code, SDMC, Chapter 14, Article 5, Division 5 and Chapter 14, Article. 2, Division 4.
41. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) are not permitted, while non-combustible accessory structures may be approved within the designated Zone One area subject to Fire Marshall and the Development Services Department approval.
42. The following note shall be provided on the Brush Management Construction Documents: "It shall be the responsibility of the Permittee to schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."
43. In Zone One, plant material shall be selected to visually blend with the existing hillside vegetation. No invasive plant material shall be permitted as jointly determined by the Landscape Section and the Environmental Analysis Section.
44. Prior to Final Inspection and Framing Inspection for any building, the approved Brush Management Program shall be implemented.
45. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

PLANNING/DESIGN REQUIREMENTS:

46. Prior to Notice to Proceed (NTP) for any grading/construction permit, the applicant shall provide written verification to the Development Services Department Assistant Deputy Director (ADD) environmental designee from the Department of Toxic Substance Control assuring that the project site has been completely swept for unexploded ordnance and no longer presents a significant public safety/human health impact.
47. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
48. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.
49. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
50. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
51. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.
52. The height(s) of the buildings(s) or structures shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

TRANSPORTATION REQUIREMENTS

53. A minimum of 15 automobile spaces including 2 van accessible spaces and 2 loading zones are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.
54. The Permittee shall construct a minimum of 24 foot wide driveway for Parcel B on the east side, satisfactory to the City Engineer.

55. The Permittee shall construct a minimum of 20 foot wide emergency access for Parcel B on the east side, satisfactory to the City Engineer.

56. The Permittee shall construct a minimum of 26 foot wide driveway for Parcel A on the west side, satisfactory to the City Engineer.

57. The Permittee shall dedicate a 1 foot of right-of-way along the east side of the project (Parcel B) to provide 10 foot curb to property line distance, satisfactory to the City Engineer.

58. The Permittee shall dedicate a 2 feet of right-of-way along the west side of the project (Parcel A) to provide 10 foot curb to property line distance, satisfactory to the City Engineer.

WASTEWATER REQUIREMENTS:

59. All on-site sewer facilities shall be private.

60. Prior to the issuance of any building permits, the applicant shall process and record a NOTICE & AGREEMENT for each ownership being served by a private pump station/sewer facilities which serves more than one ownership, which indemnifies the City and contains an agreement that the Permittee, and successors in interest, will be responsible for the operation and maintenance of the private sewer systems.

61. According to the Sewer Design Guide, Section 7.9.3.1, the proposed force main, shall discharge into a separate private manhole (PVC lined) and then gravity discharge into the public gravity sewer.

62. The Permittee shall design and construct all proposed public sewer facilities in accordance with established criteria in the most current edition of the City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be redesigned or private.

63. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

64. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

WATER REQUIREMENTS:

65. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water service(s) and the removal of all existing unused services within the Research Park Access Road right-of-way, in a manner satisfactory to the Water Department Director and the City Engineer.

66. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water

Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

67. Prior to the issuance of any certificates of occupancy, the Owner/Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

68. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

69. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved Exhibit "A," shall be modified at final engineering to comply with standards.

GEOLOGY REQUIREMENT:

70. Geotechnical review, including a comprehensive geotechnical investigation and report, will be required as final grading plans are developed for the site.

MAP REQUIREMENT:

71. A two lot parcel map is required.

INFORMATION ONLY:

The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved Exhibit "A" shall be modified at final engineering to comply with standards.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [date and resolution number] .

(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, Andy Kruttsch, Permittee, and the City of San Diego filed an application for Site Development Permit (SDP) No. 495993 to construct a 90,116 square foot self storage facility known as the Tucker Self Storage project, located at 9765 Clairemont Mesa Boulevard, and legally described as Parcel A and B of Lot 2 of Map No. 825 thereof, filed XX in the Office of the County Recorder, City of San Diego, County of San Diego, State of California, in the Tierrasanta Community Plan area, in the IL-2-1 Zone; and

WHEREAS, on May 28, 2009, the Planning Commission of the City of San Diego considered SDP No. 495993, and pursuant to Resolution No. _____-PC voted to recommend City Council approval of the permit; and

WHEREAS, the matter was set for public hearing on _____, 2009, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 495993:

Site Development Permit, Findings for all Site Development Permits, SDMC Section 126.0504(a):

1. The proposed development will not adversely affect the applicable land use plan:

The proposed project consists of three buildings on two parcels for a total of 90,116 square feet. The two parcels are separated by Research Park Access Road. This road provides access to the existing industrial park immediately adjacent to the subject site. Parcel A (West Phase) would consist of two, two-story structures over a basement. Building 1 would consist of 26,085 square feet. Building 2 would consist of 25,566 square feet. The combination of the two buildings is 51,651 square feet. Development on Parcel B (East Phase) would consist of one, three-story building with a total of 38,465 square feet. The three proposed structures would include self-storage on all building levels, with an office, lobby, and reception area located on the first floor of Parcel B (East Phase) Building. All three structures would have a maximum height of 33 feet from finished grade.

The Tierrasanta Community Plan designates two sites for industrial development. The larger of the two occupies approximately 51 acres northeast of the Interstate 15/Clairemont Mesa Boulevard intersection. The smaller site is approximately six acres located southeast of the Interstate 15/Clairemont Mesa Boulevard intersection. The community plan states that approximately three developable acres may be added to the smaller six-acre industrial site after

the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned and constructed as a four-lane Primary Arterial. Both right-of-way facilities have been completed. The community plan also states that access and traffic capacity constraints limit the intensity of uses which this site can accommodate. The proposal to develop a self storage facility on the three acre site adjacent to industrially designated land would meet the intent of the Industrial Element of the community plan and the goal of accommodating compatible uses of this site.

According to the Tierrasanta Community Plan, development of the proposed project site should site meet objectives for protecting surrounding uses from visual impacts or other disruptions, as well as for protecting and enhancing the physical environment, visual appearance, identity, and character of the Tierrasanta community. As mentioned above, the project site is located immediately east of Interstate 15 and south of Clairemont Mesa Boulevard which is designated as a four-lane primary arterial in the community plan. The project site is adjacent to an area designated for industrial development and where industrial uses currently exist in five, two- and three story industrial buildings. To the north of Clairemont Mesa Boulevard is designated open space and approximately 51 acres is designated for industrial use. In addition to being proposed adjacent to the freeway and existing industrial development, the proposed project would be buffered from multi-family residential development, which is located approximately 600 feet to the east, by an existing open space canyon and MHPA lands.

The project also would incorporate a mix of varying materials and landscape screening that would serve to break up the bulk and mass of the proposed structures. The western portion of the proposed project would be setback from Clairemont Mesa Boulevard. The project would be screened with 24-inch box Cajepit Trees (*Melaleuca Quinquenervia*) around the perimeter of the project site. Additionally, faux windows would be added along the north elevation of the eastern most structure of the project, closest to Clairemont Mesa Boulevard. Varying roof lines and staggered setbacks would also be incorporated to further articulate the building façade of this portion of the project along Clairemont Mesa Boulevard. These project features implement the objectives of the community plan to protect surrounding uses from visual impacts and improve the visual appearance through aesthetic improvements and urban design.

The proposed project would also include a rezone of the project site from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial – Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-Light). The proposed rezone would implement the community plan's provision for adding approximately three developable acres to an existing six acre industrial site. As proposed, the project would not adversely impact the goals and objectives of the Tierrasanta Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

Conditions of approval for the Site Development Permit address public health, safety and welfare issues. Compliance with applicable building, plumbing, electrical and grading regulations will be required during the construction phase of the proposed project.

The Tierrasanta area have been historically used as a military training area known as Camp Elliott and portions of the project site appear to be located in this military training area. Because the project would involve grading areas which appear to be previously undisturbed the applicant will be required to obtain proof/approval from the Department of Toxic Substance Control (DTSC) that the entire site has been swept and cleared before issuance of grading permits; therefore, as conditioned, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project complies with the applicable regulations of the IL-2-1 zone in the Land Development Code. No deviations are requested. Additionally, specific conditions of approval will ensure compliance with the applicable regulations of the Land Development Code in effect for the site.

Supplemental Site Development Permit Findings – Environmentally Sensitive Lands, SDMC Section 126.0504(b):

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The project site lies within the boundaries of the City's Multiple Species Conservations Plan (MSCP) Subarea Plan. The project site is not immediately adjacent to the City's Multi-Habitat Planning Area (MHPA), but approximately 250 feet to the east and south is land within the MHPA. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. Therefore, the project would be required to comply with the MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA and will result in minimum disturbance to environmentally sensitive lands. Specifically, lighting would be directed away the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Drainage would be directed away from the MHPA, and/or would not drain directly into these areas. No staging/storage areas would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. Landscape plantings would consist of only native plant species. In addition, due to the site's proximity to coastal sage scrub in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15).

The site was formally the right of way alignment of Clairemont Mesa Boulevard before the current development of Interstate 15; as a result, the project site has been previously graded. The

proposed development footprint is located within the previously graded areas and areas with a slope of 25 percent or less, therefore, the proposed development is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed project will create a development pattern based in form upon the existing landform pattern. According to the City of San Diego Seismic Safety Study Maps, the project site is assigned a Geologic Hazard Rating of 52 (favorable geologic structure; low to moderate risk). Proper engineering design of the self storage facility would ensure that the potential for geologic impacts from on-site and regional hazards would be less than significant. No earthquake faults have been mapped on or immediately adjacent to the site. Erosional forces in the form of wind and water affects upon the land will be minimized through requirements imposed in the conditions of approval. The site is not subject to inundation from flooding or flood hazards. Fire hazards will be reduced through requirements imposed in the conditions of approval which require brush management measures to reduce risks associated from wild fires. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The project site lies within the boundaries of the City's Multiple Species Conservations Plan (MSCP) Subarea Plan. The project site is not immediately adjacent to the City's Multi-Habitat Planning Area (MHPA), but approximately 250 feet to the east and south is land within the MHPA. MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. Therefore, the project would be required to comply with the MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA and will result in minimum disturbance to environmentally sensitive lands. Specifically, lighting would be directed away the MHPA and be consistent with the City's lighting regulations which would require exterior lighting to be low-level lights and directed away from native habitat or shielded to minimize light pollution. Drainage would be directed away from the MHPA, and/or would not drain directly into these areas. No staging/storage areas would be allowed to be located within or adjacent to sensitive biological areas and no equipment maintenance would be permitted. Landscape plantings would consist of only native plant species. In addition, due to the site's proximity to coastal sage scrub in the MHPA, indirect noise impacts related to construction must be avoided during the breeding season of the California coastal gnatcatcher (March 1 through August 15).

The site was formally the right of way alignment of Clairemont Mesa Boulevard before the current development of Interstate 15; as a result, the project site has been previously graded. The

proposed development footprint is located within the previously graded areas and areas with a slope of 25 percent or less, therefore, the proposed development is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The project site lies within the boundaries of the City's Multiple Species Conservations Plan (MSCP) Subarea Plan. The project site is not immediately adjacent to the City's Multi-Habitat Planning Area (MHPA), but approximately 250 feet to the east and south is land within the MHPA. The proposed project would be required to comply with the MHPA Land Use Adjacency Guidelines (Section 1.4.3) of the City's MSCP Subarea Plan in order to ensure that the project would not result in any indirect impacts to the MHPA and will result in minimum disturbance to environmentally sensitive lands. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed project is not located on a beach or bluffs and will not contribute to the erosion of public beaches. A Water Quality Technical Report entitled, *Water Quality Technical Report Tucker Self Storage* was prepared for the proposed project by Snipes-Dye Associates (Revised September 19, 2008). According to report the project is contributory to the Mission San Diego Hydrology Unit of the San Diego River Basin (907.11). The site discharges directly to Murphy Canyon Creek, discharging to the lower San Diego River; therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

All mitigation required for the proposed project is the result of technical and or scientific studies concluding the mitigation will reduce or avoid significant impacts to the environment as a result of implementation of the project and is required to achieve such avoidance or reduction. That the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development is supported by the technical and or scientific studies required through the review process to assure any potential negative impacts resulting from the implementation of the project will be minimized or avoided.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit (SDP) No. 495993 is granted to Andy Krutzsch, Permittee, and the City of San Diego Owner, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: City Attorney

By

NAME

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-INSERT

Reviewed by Patricia Grabski

Rezone Ordinance without Tentative Map

(O-INSERT~)

ORDINANCE NUMBER 0-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 3.35-ACRES FROM RS-1-1 (RESIDENTIAL-SINGLE UNIT), IP-2-1 (INDUSTRIAL-PARK), AND IH -2-1 (INDUSTRIAL-HEAVY) TO IL-2-1 (INDUSTRIAL-LIGHT) LOCATED AT 9765 CLAIREMONT MESA BOULEVARD IN THE TIERRASANTA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, AND REPEALING ORDINANCE NO. 16187 (NEW SERIES), ADOPTED APRIL 2, 1984, OF THE ORDINANCE OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the 3.35-acre site located at the 9765 Clairemont Mesa Boulevard in the Tierrasanta Community Plan area, and legally described as Parcel A and B of Lot 2, of Map No, 825, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4248, filed in the office of the City Clerk as Document No. OO- , are rezoned from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial – Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-Light).

Section 2. That Ordinance No. 16187 (New Series), adopted April 2, 1984, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage and no building permits for development inconsistent with the provisions of this ordinance shall be unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: _____, City Attorney

By _____

Attorney Name
Deputy City Attorney

Permittee, and the City of San Diego Owner, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: _____, City Attorney

By

NAME
Deputy City Attorney

ATTY/SEC. INITIALS

DATE

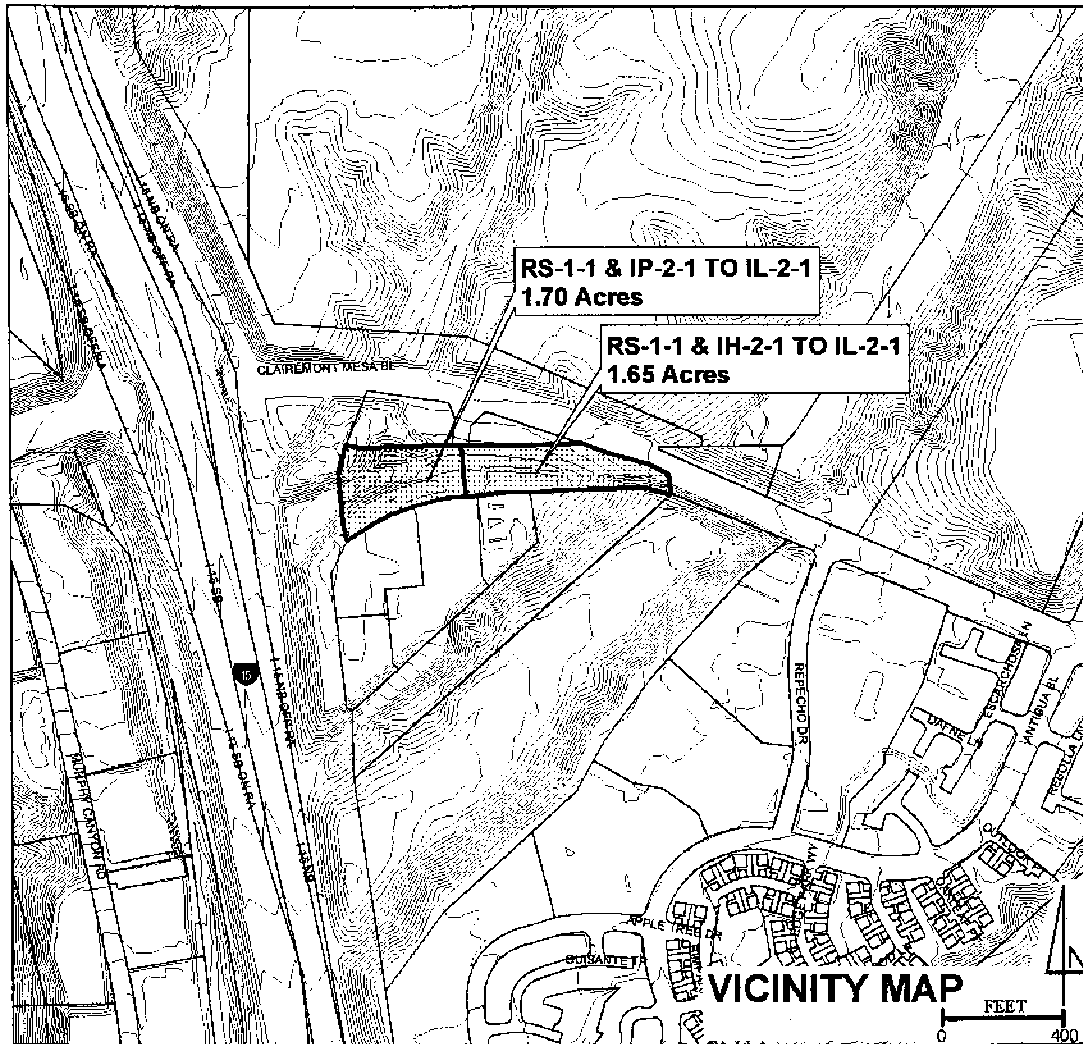
Or.Dept.Clerk

R-INSERT

Reviewed by Patricia Grabski



CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



Parcel A and B of Lot 2, of Map No. 825		CASE NO.
ORDINANCE NO. _____	REQUEST IL-2-1	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	B- 4248
BEFORE DATE _____		APN: 369-121-07
EFF. DATE ZONING _____		(242-1734) 11-13-06 [d]
MAP NAME AND NO. _____		

**SUMMARY VACATION OF A PUBLIC RIGHT-OF-WAY EASEMENT
RESOLUTION**

WHEREAS, the California Streets and Highways Code section 8330 et seq. and San Diego Municipal Code section 125.1001 et seq. provides a procedure for the summary vacation of a public right-of-way easement by City Council resolution where the easements are no longer required; and

WHEREAS, the affected property owner has requested the vacation of the public right-of-way easement, to unencumber this property and facilitate development of the site as conditioned in approved Site Development Permit No. 495993; and

WHEREAS, the City Council finds that:

1. **There is no present or prospective use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.** The proposed public right-of way vacation is for property which was formerly an Interstate 15 off-ramp. Since a new interchange for interstate 15 and Clairemont Mesa Boulevard has been constructed there is no present or prospective use for the existing public right-of-way, either for which it was originally acquired for or any other public use or a like nature that can be anticipated that requires it to remain.
2. **The public will benefit from the action through improved use of the land made available by the vacation.** The action of vacating the right-of-way will benefit the public by adding 3.35-acres of light industrial land to the City of San Diego.
3. **The vacation does not adversely affect any applicable land use plan.** The proposed vacation will not adversely affect the applicable land use plan. Specifically, the Tierrasanta Community Plan's Industrial Element states the subject property should be added to the existing 6-acre, Industrial designated site to the south of the project site after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been re-aligned. Both these actions have been completed; therefore, the proposal to vacate the easement will not adversely affect any applicable land use plan.
4. **The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.** The public facility for which the public right-of-way easement was originally acquired will not be detrimentally affected by the vacation because the former Interstate 15 off-ramp has been constructed at another location; therefore, the subject right-of-way easement is no longer needed.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the public-right-of-way vacation, in connection with Site Development Permit No. 495993 as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 20397-B, and on file in the office of the City Clerk as Document Nos. RR-_____, and RR-_____, which are by this reference incorporated herein and made a part hereof, is ordered vacated.

2. That said street vacation is conditioned upon the recordation of a two parcel, Parcel Map. In the event this condition is not completed within two years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

That the City Clerk shall cause a certified copy of this resolution, with attached exhibits, attested by him under seal, to be recorded in the office of the County Recorder.

BE IT FURTHER RESOLVED that this activity is covered under Tucker Self Storage Mitigated Negative Declaration No. 141881, dated May 11, 2009, and certified by the City of San Diego City Council. The activity is adequately addressed in the Mitigated Negative Declaration and there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

APPROVED: _____, City Attorney

By

Deputy City Attorney

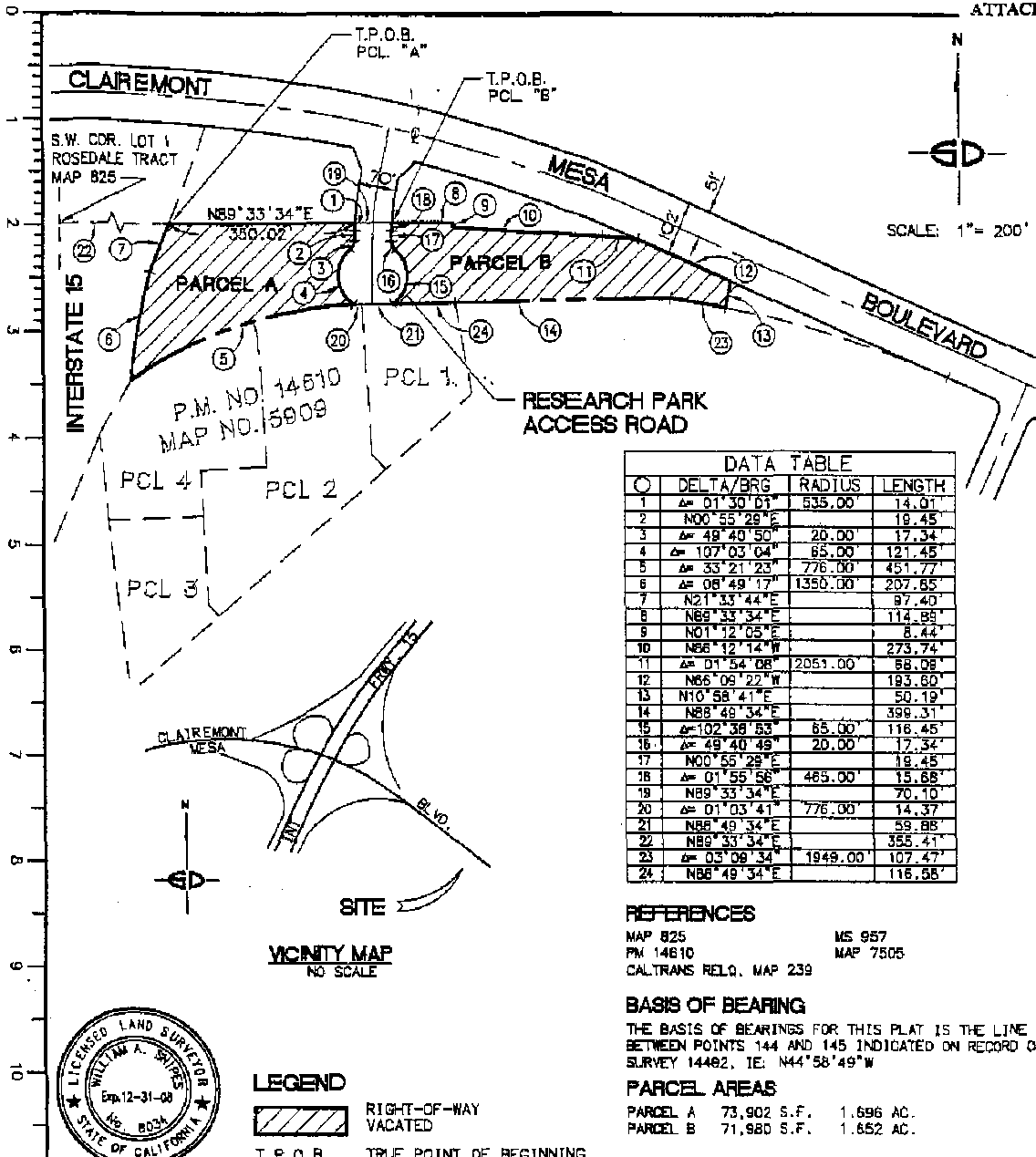
pxg

Or.Dept:DSD

R-

PTS 141881

Job Order No. 004556



○	DELTA/BRG	RADIUS	LENGTH
1	Δ= 01° 30' 01"	535.00	14.01
2	N00° 55' 28" E		19.45
3	Δ= 49° 40' 50"	20.00	17.34
4	Δ= 107° 03' 04"	65.00	121.45
5	Δ= 33° 21' 23"	776.00	451.77
6	Δ= 08° 49' 17"	1350.00	207.85
7	N21° 33' 44" E		97.40
8	N89° 33' 34" E		114.89
9	N01° 12' 05" E		8.44
10	N86° 12' 14" W		273.74
11	Δ= 01° 54' 08"	2051.00	68.08
12	N86° 09' 22" W		193.80
13	N10° 58' 41" E		50.19
14	N88° 49' 34" E		398.31
15	Δ= 102° 38' 53"	65.00	116.45
16	Δ= 49° 40' 49"	20.00	17.34
17	N00° 55' 28" E		19.45
18	Δ= 01° 55' 58"	465.00	15.68
19	N89° 33' 34" E		70.10
20	Δ= 01° 03' 41"	776.00	14.37
21	N88° 49' 34" E		59.88
22	N89° 33' 34" E		355.41
23	Δ= 03° 08' 34"	1949.00	107.47
24	N86° 49' 34" E		116.58

REFERENCES

MAP 825 MS 957
 PM 14610 MAP 7505
 CALTRANS RELQ. MAP 239

BASIS OF BEARING

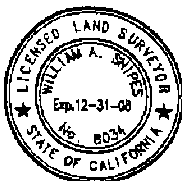
THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN POINTS 144 AND 145 INDICATED ON RECORD OF SURVEY 14482, 1E: N44°58'49"W

PARCEL AREAS

PARCEL A 73,902 S.F. 1.696 AC.
 PARCEL B 71,980 S.F. 1.652 AC.

LEGEND

RIGHT-OF-WAY VACATED
 T.P.O.B. TRUE POINT OF BEGINNING



ENGINEER OF WORK
SNIPES-DYE ASSOCIATES
 CIVIL ENGINEERS AND LAND SURVEYORS
 8348 CENTER WAY, STE G, LA MESA, CA 91942
 (619) 887-8234
 1/10/07
 WILLIAM A. SNIPES L.S. 8034
 EXPIRES 12-31-2008

**STREET VACATION - CLAIREMONT MESA BOULEVARD
 EASTERLY OF INTERSTATE 15**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	W.O. -004556 PTS # 67993
ORIGINAL	SDA				SHEET 1 OF 1 SHEET	
						1882-6293 MAD 83 COORDINATES
					FOR CITY ENGINEER	DATE
						242-1733 LAMBERT COORDINATES
						20397-B
				STATUS		



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Community Planning Committee Distribution Form Part 2

Project Name : Tucker Self Storage		Project Number 141881	Distribution Date 1/10/08
Project Scope : TIERRASANTA JO#004556. (PROCESS 5) Planned Development Permit, Site Development Permit for Environmentally Sensitive Lands, Public Right of Way Vacation and Rezone from RS-1-1, IP-2-1 & III-2-1 to IL-2-1 to construct 3 self storage buildings with 90,116 sq ft on a 2.6 acre site adjacent to 9765 Clairemont Mesa Blvd within the Tierrasanta Community Plan. Council District 7. Notice Cards=3.			
Project Location 9765 Clairemont Mesa Bl.			
Applicant Name: Steve Laub		Applicant Phone No. (619) 644-3300	
Related Projects			
Project Manager Patricia Grabski	Phone Number (619) 446-5277	Fax Number (619) 446-5245	E-mail Address Pgrabski@sandiego.gov
Community Plan TIERRASANTA	Council District 7		
Existing Zone	Proposed Zone	Building Height	Number of Stories
			FAR
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 11	Members No 5	Members Abstain 0
Agenda Date: 20 FEB 08	<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		<input type="checkbox"/> Continued
CONDITIONS: SEE ATTACHED FINDINGS.			
NAME ERIC GERMAIN	TITLE PRESIDENT / CHAIR		
SIGNATURE 	DATE 28 FEB 08		
<p><i>Attach Additional Pages If Necessary.</i> Please Return Within 30 Days of Distribution of Project Plans To:</p> <p style="text-align: center;">Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>			

Printed on recycled paper. This information is available in alternative formats for persons with disabilities.

To request this document in alternative format, call (619) 446-5446 or (800) 735-2929 (TT).

Be sure to see us on the WorldWide Web at www.sandiego.gov/development-services

2/20/08

DSD Project 141881: Tucker Self Storage

TCC motion: moved David Oates / second Scott Hasson

TCC votes to DENY the project.

- The community has concerns that this project is a significant deviation from the Tierrasanta Community Plan and the presence of this project would cause a negative impact on community's character.
- The city should engage the U.S. military and negotiate a possible land swap to give the city rights to both lots north of the project site property in order to permit landscaping and/or further development of the total vacant property.
- The project is inconsistent with the character of the community as evidenced by the written and verbal input from 1,500 Tierrasantans in recognition of community desires for other uses (e.g., an additional fire station).
- The project does not require DIF payment to the community such that the community will not be compensated for the impact of development.

TCC vote result: Passed 11-5-0 (2 members absent)



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Ownership Disclosure Statement

Project Title: Tucker's Mini Storage	Project No. For City Use Only
Project Address: 9765 Clairemont Mesa Blvd. (Southeast corner of Clairemont Mesa Blvd. & Interstate 15)	

Part I - To be completed when property is held by individual(s)

Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of individual (type or print):
 Andrew S. Krutzsch
 Owner Tenant/Lessee

Street Address:
 104 West "A" Street

City/State/Zip:
 Brawley, CA 92227

Phone No: (760) 344-8121 **Fax No:** (760) 344-6900

Signature: *[Signature]* **Date:** 3/22/05

Name of individual (type or print):
 CITY OF SAN DIEGO
 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of individual (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of individual (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of individual (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of individual (type or print):

Owner Tenant/Lessee

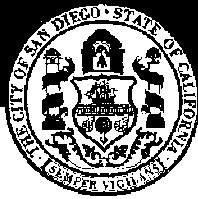
Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

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THE CITY OF SAN DIEGO
REPORT TO THE PLANNING COMMISSION

DATE ISSUED: February 8, 2007 **REPORT NO.** PC-07032
ATTENTION: Planning Commission, Agenda of February 15, 2007
SUBJECT: TUCKER SELF STORAGE - PROJECT NO. 67993. PROCESS 5
**OWNER/
APPLICANT:** City of San Diego/
Andy Krutzsch (Attachment 15)

SUMMARY

Issue(s): Should the Planning Commission RECOMMEND to the City Council approval of a 120,183-square foot self storage facility on a 3.35-acre site located at 9765 Clairemont Mesa Boulevard in the Tierrasanta Community Plan area?

Staff Recommendations:

1. Recommend to City Council **CERTIFICATION** of Mitigated Negative Declaration No. 67993, and **ADOPT** the Mitigation, Monitoring and Reporting Program (MMRP);
2. Recommend the City Council **APPROVE** Rezone No. 231223;
3. Recommend the City Council **APPROVE** Public Right of Way Vacation No. 231224; and
4. Recommend the City Council **APPROVE** Site Development Permit No. 205536.

Community Planning Group Recommendation: On August 16, 2006, the Tierrasanta Community Council and Planning Group considered the project and voted 8:8:0 (Attachment 14). This tie vote resulted in no official action by the community planning group.

Environmental Review: Mitigated Negative Declaration No. 67993 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) guidelines which addressed potential impacts to Paleontological Resources, Biological Resources and Public Health and Safety. A Mitigation, Monitoring and Reporting Program (MMRP) has been prepared and would be implemented with this project to reduce the potential impacts to a level below significance.

Fiscal Impact Statement: The proposed project entails a 55-year ground lease of the property pursuant to the Settlement Agreement in the case of TRP LIMITED V. CITY OF SAN DIEGO, ET AL, AND SCC No. 578191, approved by City Council Resolution No. 274804 on December 4, 1989. A stipulation of the Settlement Agreement is that the City pays for the processing of the project's entitlements. Development Services' costs are reimbursed from the Risk Management Liability Fund.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Tierrasanta Community Plan does not apply a specific land use designation for the project site. The proposed project would involve the construction of a self storage facility on an undeveloped, excess right-of-way; therefore, the project would not result in the loss of any existing housing units.

BACKGROUND

The proposed 3.35-acre vacant site is located near the intersection of Clairemont Mesa Boulevard and Interstate 15 to the west, within the Tierrasanta Community Plan area in the RS-1-1, IP-2-1, and IH-2-1 zones. The project site is surrounded by Clairemont Mesa Boulevard and military property to the north, Interstate 15 to the west, commercial use south, and MHPA open space uses east. The project site lies within the boundaries of the Multiple Species Conservation Program (MSCP), but outside of the Multi-Habitat Planning Area (MHPA) (Attachment 1).

The Tierrasanta Community Plan does not apply a specific land use designation for the project site. The Industrial Element of the community plan states that approximately three developable acres may be added to the existing six-acre, "industrial" designated site to the south of the subject project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned (Attachments 2 and 3). Both the Interstate 15 interchange and Clairemont Mesa Boulevard have been realigned.

This project emanated from a quiet title action in the case of TRP Limited v. City of San Diego, et al., SCC 578191, filed in 1986 over a dispute between the City of San Diego and Mr. Krutzsch as to the ownership of the subject property. Rather than taking the case to trial, the City and the Andrew Krutzsch family, being the successor in interest to TRP Limited, entered into a

Settlement Agreement which was approved by City Council Resolution R-274804 in 1989. The Settlement Agreement allows Mr. Krutzsch, in exchange for relinquishing any claim of title to the disputed property, to ground lease the property from the City for a commercial or industrial development under the terms and conditions in the Agreement.

DISCUSSION

Community Plan Analysis:

The Tierrasanta Community Plan does not apply a specific land use designation for the project site (Attachment 2). However, the Industrial Element of the community plan states that approximately three developable acres may be added to the existing six-acre, "industrial" designated site to the south of the project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned (Attachment 3). Currently, both right-of-way facilities have been completed. The proposal to develop a self storage facility on the approximate 3.4-acre site adjacent to industrial designated land would meet the intent of the Industrial Element of the community plan and the goal of accommodating compatible uses with the designated site.

According to the Tierrasanta Community Plan, development of the proposed project site should meet objectives for protecting surrounding uses from visual impacts or other disruptions, as well as for protecting and enhancing the physical environment, visual appearance, identity, and character of the Tierrasanta community. The proposed project meets these objectives by proposing low-profile buildings that would not obstruct views of the surrounding area. In addition to being proposed adjacent to the freeway and existing industrial development, the proposed project would be buffered from multi-family residential development to the east by an existing open space easement. The project also would incorporate a mix of varying materials and landscape screening that would serve to break up the bulk and mass of the proposed structures (Attachment 7). The western portion of the proposed project would be setback from Clairemont Mesa Boulevard. The project would be screened with 24-inch box Cajeput Trees (*Melaleuca Quinquenervia*) around the perimeter of the project site. Additionally, faux windows would be added along the north elevation of the eastern most structure of the project, closest to Clairemont Mesa Boulevard (Attachment 6). Varying roof lines and staggered setbacks would also be incorporated to further articulate the building façade of this portion of the project along Clairemont Mesa Boulevard. These project features implement the objectives of the community plan to protect surrounding uses from visual impacts and visual appearance through aesthetic improvements and urban design.

The proposed project would also include a rezone of the project site from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial – Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-Light) (Attachment 11). The proposed rezone would implement the community plan's goal for light industrial development at this site. As proposed, the project would not adversely impact the goals and objectives of the Tierrasanta Community Plan.

Project Description:

The project proposal includes three self storage buildings totaling 120,183 square feet, located on an existing 3.35-acre site (Attachments 5 and 6). The buildings would sit on two adjacent parcels (Parcel "A" West Phase, a 68,868 square-foot parcel, and Parcel "B" East Phase, a 51,315 square-foot parcel). Development on Parcel "A" West Phase would consist of two, three-story buildings sitting atop a basement. Parcel "A" Building One would consist of 8,695 square feet for each of the three floors and the basement, for a total of 34,780 square feet. Parcel "A" Building Two would consist of 8,522 square feet for each of the three floors and the basement for a total of 34,088 square-feet.

Development on Parcel "B" East Phase would consist of one, four-story building. The project proposes 12,765 square feet for the first floor and 12,850 square feet each for floors two through four, of the Parcel "B" Building. The total square footage for this building would be 51,315 square feet (Attachments 5 and 6).

The three-and four-story structures would include self-storage on all building levels, with an office, lobby, and reception area on the first floor of Parcel "B" East Phase Building. The proposed self storage facility would provide a total of 15 parking spaces and two loading spaces on-site.

Discretionary Actions

The proposed project requires a Rezone from the RS-1-1, IH-2-1 and IP-2-1 zones to the IL-2-1 zone (Attachments 10 and 11). The IL-2-1 zone allows for a mix of light industrial uses and office uses with limited commercial uses. Along with the Rezone the project requires a Site Development Permit (SDP) and a Right-of-Way Vacation. The Public Right-of Way Vacation is for the property which was formerly part of an Interstate 15 off-ramp (Attachments 12 and 13). A SDP is required due to impacts to Environmentally Sensitive Lands. Approximately 2.36-acres of Coastal sage scrub habitat (CSS Tier II) and 0.53-acres of Non-native Grassland (NNGL Tier IIIB) will be impacted by the proposed project. The proposed rezone is supported because it would implement the community plan's goal for light industrial development at this site. The Right-of-Way Vacation is supported because the subject area is no longer needed for public use.

Community Planning Group Recommendation

On August 16, 2006, the Tierrasanta Community Council and Planning Group voted 8:8:0, a tie vote (Attachment 14). A tie vote of the planning group results in no official action. As summarized in the minutes, the project was supported because, "...a self-storage facility presents the least possible impacts in terms of traffic, noise and light that would exist were any other type of project planned, and with the false windows, granite facing and roof-top parapet, the project

will look more like an office building (more like the adjacent research park) than a typical self storage facility”.

Opposition to the project is centered on visual impacts, rezoning and the use at this location. The opposition is summarized in the minutes as, *“building size, visual impacts and the intensity of the proposed rezoning”.*

Environmental Analysis:

Biological Resources

A biological technical report entitled, *Biological Technical Report for Tucker Self Storage* dated September, 2006 was prepared by RC Biological Consulting, Inc., to assess the vegetation communities and identify potential biological impacts from proposed project implementation. The 3.35-acre project site would directly impact approximately 2.36-acres of Coastal sage scrub habitat (CSS Tier II) and 0.53-acres of Non-native Grassland (NNGL Tier IIIB).

The proposed project would occur within the City of San Diego’s MSCP but outside of the MHPA boundary as delineated within the City’s MSCP Subarea Plan. Mitigation would be required for direct impacts to 2.36 acres of coastal sage scrub onsite and for impacts to 0.53 acres of non-native grassland onsite. Mitigation for direct impacts to the habitats onsite would consist of either offsite acquisition in a City approved Mitigation Bank or payment into the City’s Habitat Acquisition Fund.

Health and Safety

Portions of the Tierrasanta area have been historically used as a military training area known as Camp Elliott. Portions of the project site appear to be located in this military training area. The project would involve grading areas which appear to be previously undisturbed. The subject property and all areas affected by construction shall be swept for unexploded ordinance prior to any grading. According to the Army Corps of Engineers (ACOE), a portion of the project site has been swept for unexploded ordinance, while portions remain to be swept. The applicant will be required to obtain proof/approval from the Department of Toxic Substance Control (DTSC) that the entire site has been swept and cleared before issuance of grading permits.

Paleontological Resources

The project site is underlain by the Friars Formation which exhibits high paleontological resource sensitivity in the project area. Grading for the proposed project would require excavation and removal of approximately 18,895 cubic yards of cut material, 5,145 cubic yards of fill, and would extend to depths of approximately 17 feet below the surface. According to the City of San Diego Paleontology Guidelines (City of San Diego 2002), impacts to paleontological resources are

considered potentially significant for areas with a high sensitivity if grading would exceed 1,000 cubic yards and extend to a depth of 10 or more feet.

Because project grading would exceed both of these thresholds, the proposed project could result in a potentially significant impact to paleontological resources. Therefore, the project would require paleontological monitoring during grading and excavation activities.

Land Use (MCAS Miramar)

The proposed project is located within the MCAS Miramar Airport Environs Overlay Zone. The purpose of the Airport Environs Overlay Zone is to provide supplemental regulations for property surrounding airports such as MCAS Miramar. The intent of the regulation is to ensure that land uses are compatible with the operation; to provide a mechanism whereby property owners receive information regarding the noise impacts and safety hazards associated with their property's

proximity to aircraft operations; and to ensure provisions of the California Administrative Code Title 21 for incompatible of Airports for incompatible land uses are satisfied. The use proposed project use, self storage, is compatible with the Airport Environs Overlay Zone.

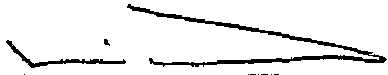
Conclusion:

Staff recommends that the Planning Commission recommend City Council approval of the actions to permit the Tucker Self Storage project. This recommendation is made because all issues identified by City staff during review of the proposed project have been resolved in accordance with the requirements of the Municipal Code and the California Environmental Quality Act, subject to the terms and conditions contained in the draft permits, ordinances and resolutions for the project.

ALTERNATIVES

1. **RECOMMEND APPROVAL** to the City Council of the Tucker Self Storage project for: Rezone No.231223; Site Development Permit No. 205536; and Public Right-Of-Way Vacation No. 231224 with modifications.
2. **RECOMMEND DENIAL** to the City Council of the Tucker Self Storage project for: Rezone No. 231223; Site Development Permit No. 205536; and Public Right-Of-Way Vacation No. 231224 if the findings required approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

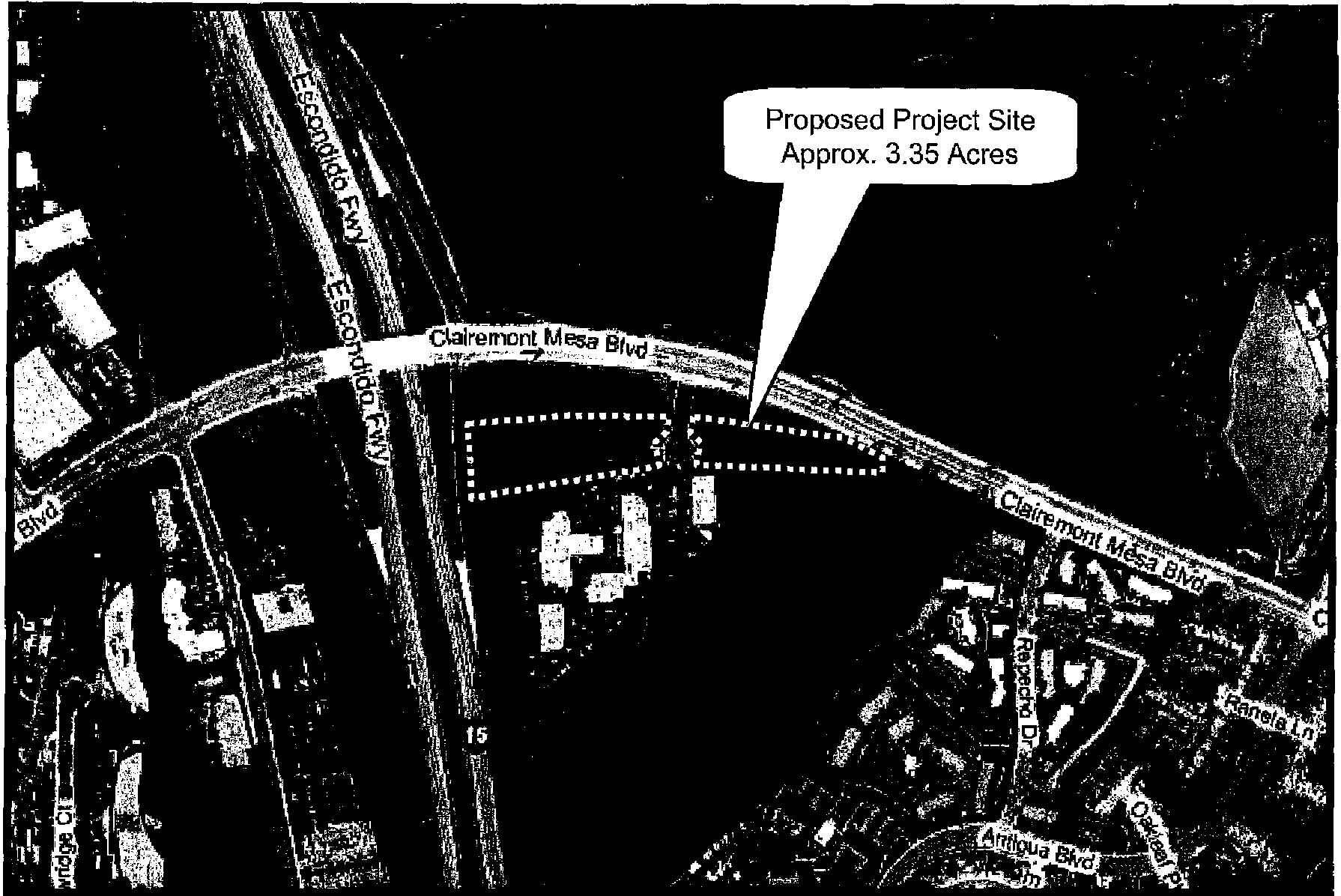


Patricia Grabski, AICP
Project Manager
Development Services Department

MEE/pxg

Attachments:

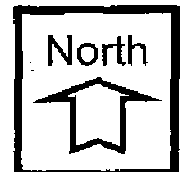
1. Aerial Photograph
2. Community Plan Land Use Map
3. Community Plan Text
4. Project Data Sheet
5. Project Site Plans
6. Project Elevations
7. Landscape Concept Plan
8. Draft Permit with Conditions
9. Draft Resolution with Findings
10. Draft Rezone Ordinance
11. Rezone – B Sheet
12. Public Right-Of-Way Resolution
13. Public Right-Of-Way Exhibit
14. Community Planning Group Recommendation
15. Ownership Disclosure Statement

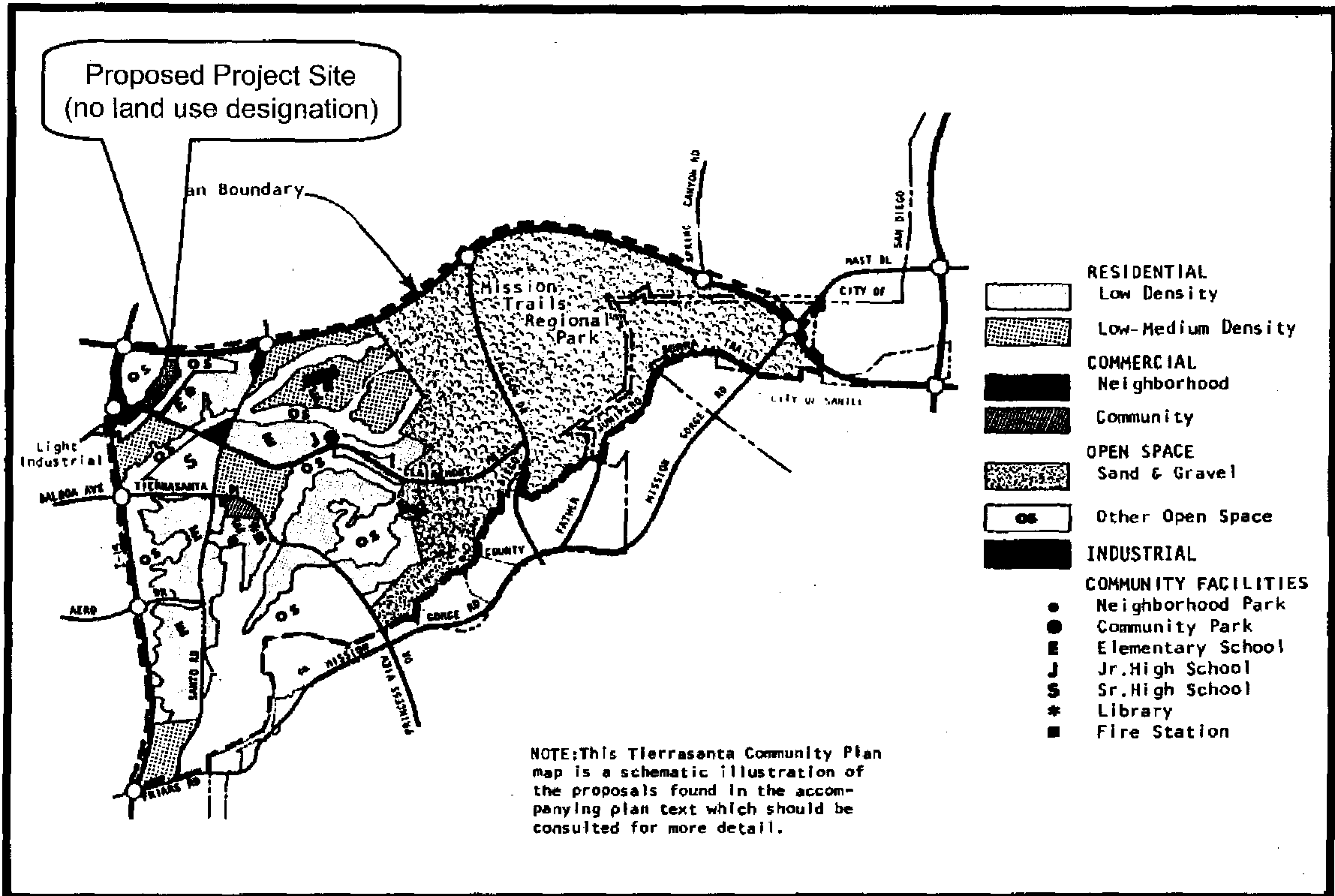


Aerial Photo

TUCKER SELF STORAGE – PROJECT NO. 67993

9765 Clairemont Mesa Boulevard





Tierrasanta Community Plan Map

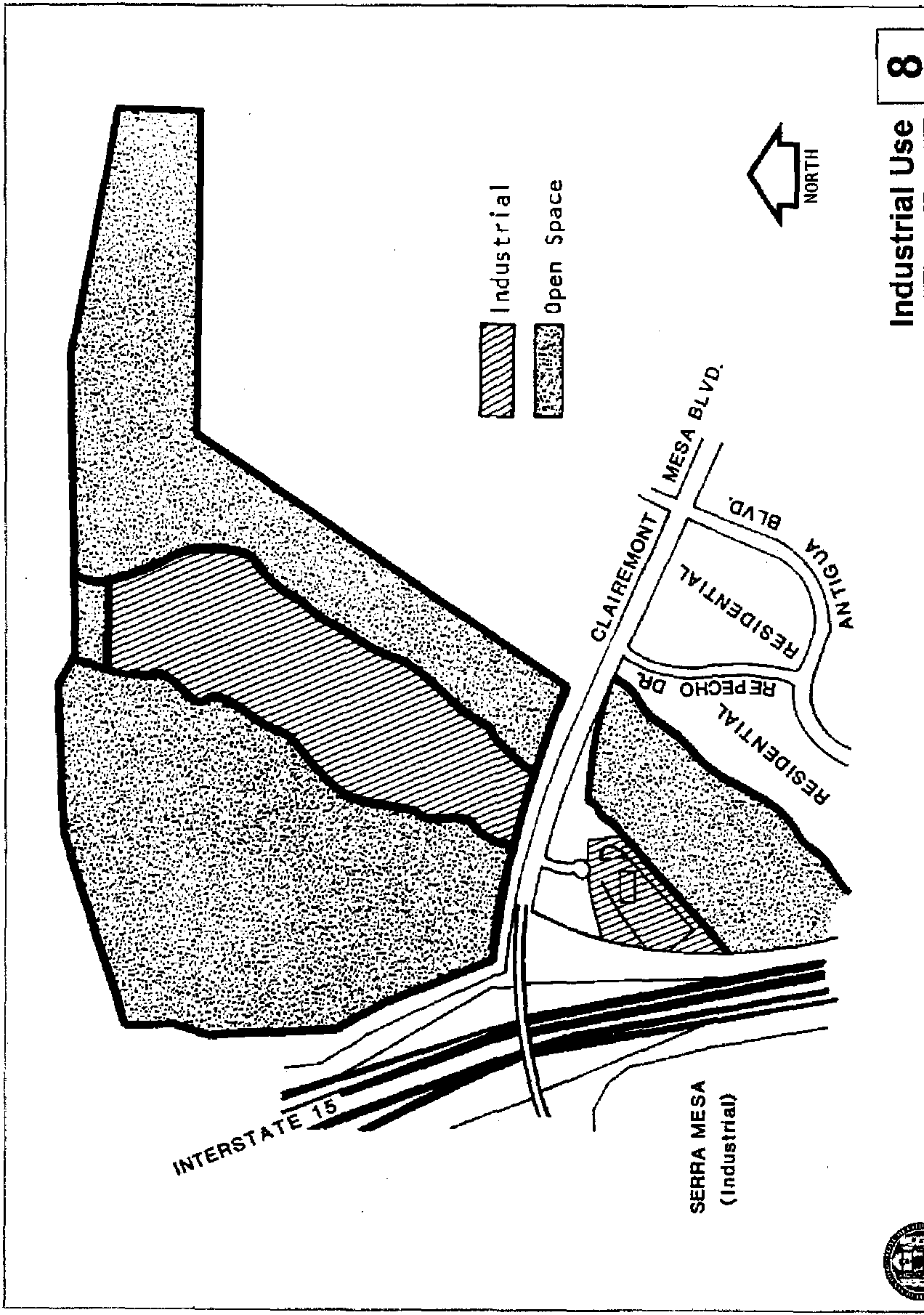
TUCKER SELF STORAGE - PROJECT NO. 67993

9765 Clairemont Mesa Boulevard



8
FIGURE

Industrial Use
Tierrasanta Community Plan



INDUSTRIAL

EXISTING CONDITIONS

Industrially designated land within Tierrasanta is limited to two sites located east of the I-15/Clairemont Mesa Boulevard interchange (Figure 9).

One site consists of an auto wrecking yard and a vehicle storage facility, occupying a six-acre parcel bounded on the west and north by the above thoroughfares, and on the south and east by an open space canyon. Vehicular access is somewhat hazardous with the close proximity of the freeway interchange. While these businesses are visible from residential development to the southeast, a fence adequately screens most of the operations.

Approximately three developable acres may be added to this site after the I-15 interchange is constructed and Clairemont Mesa Boulevard is realigned. Clairemont Mesa Boulevard will be constructed to four-lane Primary Arterial standards. Access and traffic capacity constraints limit the intensity of uses which this site can accommodate.

A larger industrial site occupies approximately 51 acres northeast of the I-15/Clairemont Mesa Boulevard interchange. This site, which is located on a mesa, was formerly designated for military use. This site is surrounded by open space areas which include canyons, and mesas with vernal pools which contain rare and endangered species. A 150-foot-wide wildlife corridor separates the site from the SR-52 alignment.

GOAL

ACCOMMODATE USES WHICH ARE COMPATIBLE WITH THE DESIGNATED SITE

OBJECTIVES

- To protect surrounding uses from visual impact or other disruption caused by uses on the industrially designated sites.
- To improve the existing traffic safety situation concerning access to the southerly site.
- To ensure that industrial development is sensitive to the surrounding open space areas.

PROJECT DATA SHEET 1

ATTACHMENT 4

PROJECT NAME:	Tucker Self Storage
PROJECT DESCRIPTION:	Three self storage buildings totaling 120,183 square feet on two adjacent parcels. (Parcel "A" West Phase, a 68,868 square-foot parcel, and Parcel "B" East Phase, a 51,315 square-foot parcel). Development on Parcel "A" West Phase would consist of two, three-story buildings sitting atop a basement. Parcel "A" Building One would consist of 8,695 square feet for each of the three floors and the basement, for a total of 34,780 square feet. Parcel "A" Building Two would consist of 8,522 square feet for each of the three floors and the basement for a total of 34,088 square-feet.
COMMUNITY PLAN AREA:	Tierrasanta
DISCRETIONARY ACTIONS:	Rezone; Site Development Permit; & Public Right-Of-Way Vacation
COMMUNITY PLAN LAND USE DESIGNATION:	The Tierrasanta Community Plan does not apply a specific land use designation for the site. The Industrial Element of the Plan states that approximately 3 developable acres may be added to the existing 6-acre, Industrial designated site to the south of the project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned. Both right-of-way actions have been completed.

ZONING INFORMATION:

<u>EXISTING</u>	<u>PROPOSED</u>
ZONE: RS-1-1, IH-2-1, IP-2-1	IL-2-1
HEIGHT LIMIT: 30'	None
LOT SIZE: 3.35 acres	
FLOOR AREA RATIO:	
Parcel A = 2.0 allowed	Parcel A = .93
Parcel B = 2.0 allowed	Parcel B = .712
FRONT SETBACK:	
Parcel A = 15' min. 20' std.	Parcel A = 47'
Parcel B = 15' min. 20' std.	Parcel B = 53'
SIDE SETBACK: 10'	10'
STREETSIDE SETBACK:	N/A
REAR SETBACK: 15'	15'
PARKING: 1 per 10,000 s.f.	1 per 10,000 s.f. = 15 parking, 2 loading

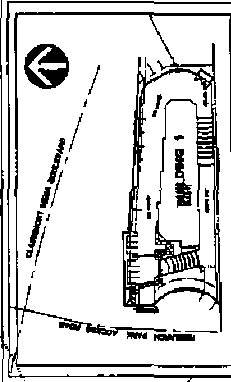
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Industrial/Residential	Vacant/Undeveloped
SOUTH:	Industrial/Residential	Industrial Park

PERMITS AND REGULATIONS:
 1. ALL PERMITS MUST BE OBTAINED FROM THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA.
 2. THE PROJECT MUST BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA.
 3. ALL PERMITS MUST BE OBTAINED FROM THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA.
 4. ALL PERMITS MUST BE OBTAINED FROM THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA.
 5. ALL PERMITS MUST BE OBTAINED FROM THE CITY OF SAN DIEGO, CALIFORNIA, AND THE STATE OF CALIFORNIA.

- NOTES:**
1. THERE ARE NO BUILDINGS ON THIS PARCEL.
 2. THERE ARE NO UTILITIES ON THIS PARCEL.
 3. ALL UTILITIES ARE TO BE DELETED.
 4. ALL UTILITIES ARE TO BE DELETED.
 5. ALL UTILITIES ARE TO BE DELETED.

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PARCEL B - BUILDING AREAS					
NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	TOTAL SQ. FT.	PERCENT
1	1,000	1,000	1,000	3,000	100%



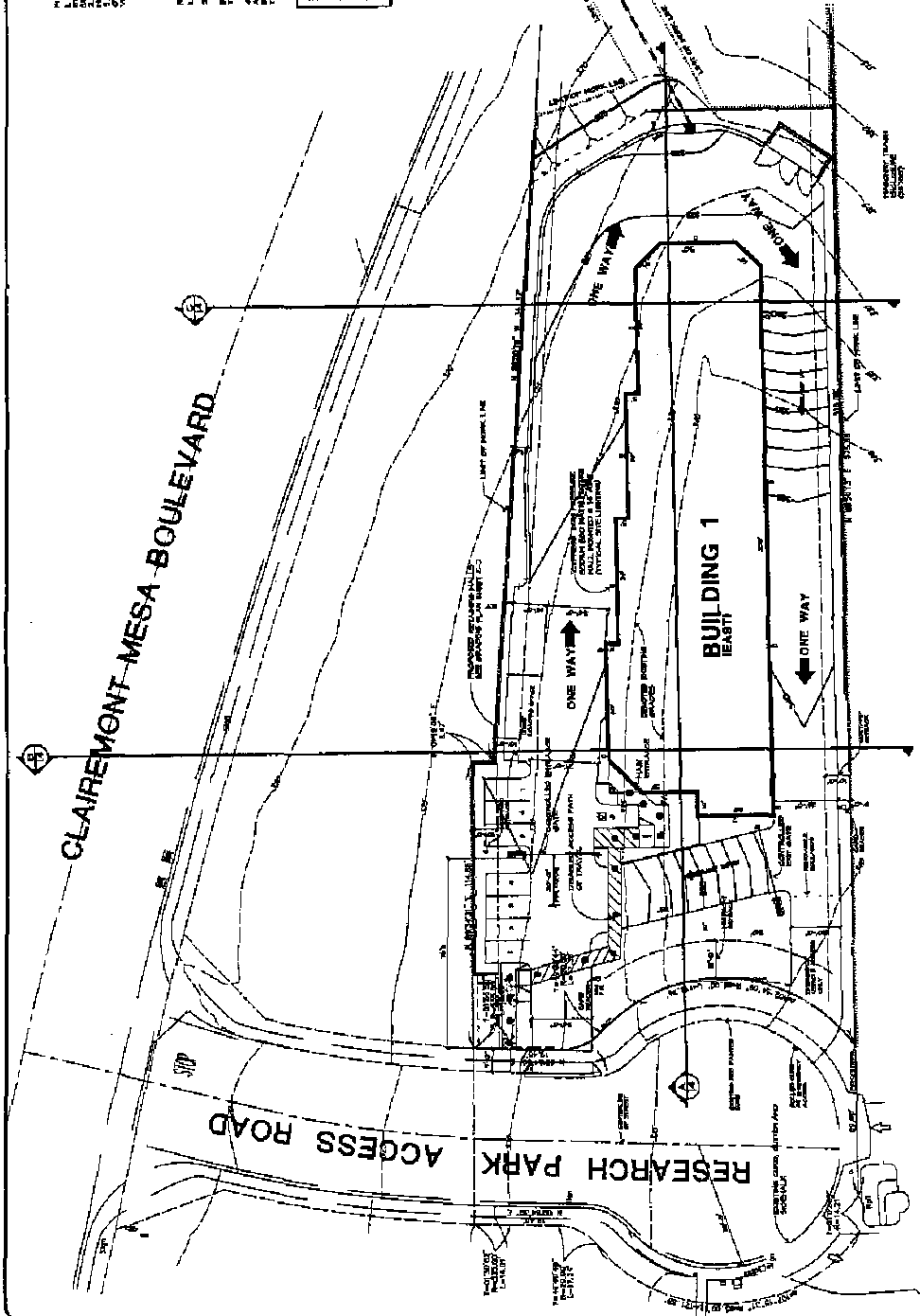
PREPARED BY:
 RMI ARCHITECTS
 3333 UNIVERSITY AVE
 LA MESA, CA
 (619) 485-2011
 Fax: (619) 485-2023

PROJECT NAME:
 TUCKER SELF STORAGE
 EAST PHASE

CLIENT NAME:
 TUCKER SELF STORAGE

DATE:
 11-16-04
 8-20-04
 8-15-04
 11-23-03
 3-28-03
 8-10-03

SHEET NO.: 27
TOTAL SHEETS: 27



**PARCEL B
 SITE PLAN**



ACCESSIBILITY NOTE:
 THIS PLAN SHOWS ACCESS TO THE BUILDING FROM THE ACCESS ROAD. THE ACCESS ROAD IS APPROXIMATELY 20 FEET WIDE.

TUCKER SELF STORAGE

PROJECT DATA:

Building Use: **Office and**
 Year of Construction: **2001**
 Number of stories: **4**
 Total Floor Area: **1,100,000 sq. ft.**
 Building Code: **2001 CBC, 2001 IBC, 2001 FBC, 2001 SBC**
 Project Name: **Tucker Self Storage**
 Project No.: **00000001**

PARCEL A: 2.0 Acres (173,600 sq. ft.)
PARCEL B: 1.0 Acres (86,900 sq. ft.)
TOTAL: 3.0 Acres (260,500 sq. ft.)

SCOPE OF WORK:

1. REMOVE AND DEMOLISH EXISTING BUILDINGS AND STRUCTURES ON PARCELS A AND B.
2. EXCAVATE AND FILL IN EXISTING AREAS OF THE SURFACE AREA OF PARCELS A AND B.
3. CONSTRUCT AND INSTALL ALL UTILITIES INCLUDING THE NECESSARY PIPING, ACCESS AND CONNECTIONS.
4. CONSTRUCT AND INSTALL ALL UTILITIES INCLUDING THE NECESSARY PIPING, ACCESS AND CONNECTIONS.
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10. CONSTRUCT AND INSTALL ALL UTILITIES INCLUDING THE NECESSARY PIPING, ACCESS AND CONNECTIONS.

PROPOSED HOURS OF OPERATION:

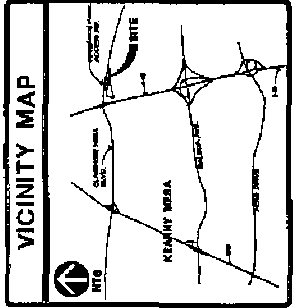
24 HOURS A DAY, 7 DAYS A WEEK
 24 HOURS A DAY, 7 DAYS A WEEK
 24 HOURS A DAY, 7 DAYS A WEEK
 24 HOURS A DAY, 7 DAYS A WEEK

Building Use: Office and
Year of Construction: 2001
Number of stories: 4
Total Floor Area: 1,100,000 sq. ft.
Building Code: 2001 CBC, 2001 IBC, 2001 FBC, 2001 SBC
Project Name: Tucker Self Storage
Project No.: 00000001

PARCEL A: 2.0 Acres (173,600 sq. ft.)
PARCEL B: 1.0 Acres (86,900 sq. ft.)
TOTAL: 3.0 Acres (260,500 sq. ft.)

SCOPE OF WORK:
 1. REMOVE AND DEMOLISH EXISTING BUILDINGS AND STRUCTURES ON PARCELS A AND B.
 2. EXCAVATE AND FILL IN EXISTING AREAS OF THE SURFACE AREA OF PARCELS A AND B.
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PROPOSED HOURS OF OPERATION:
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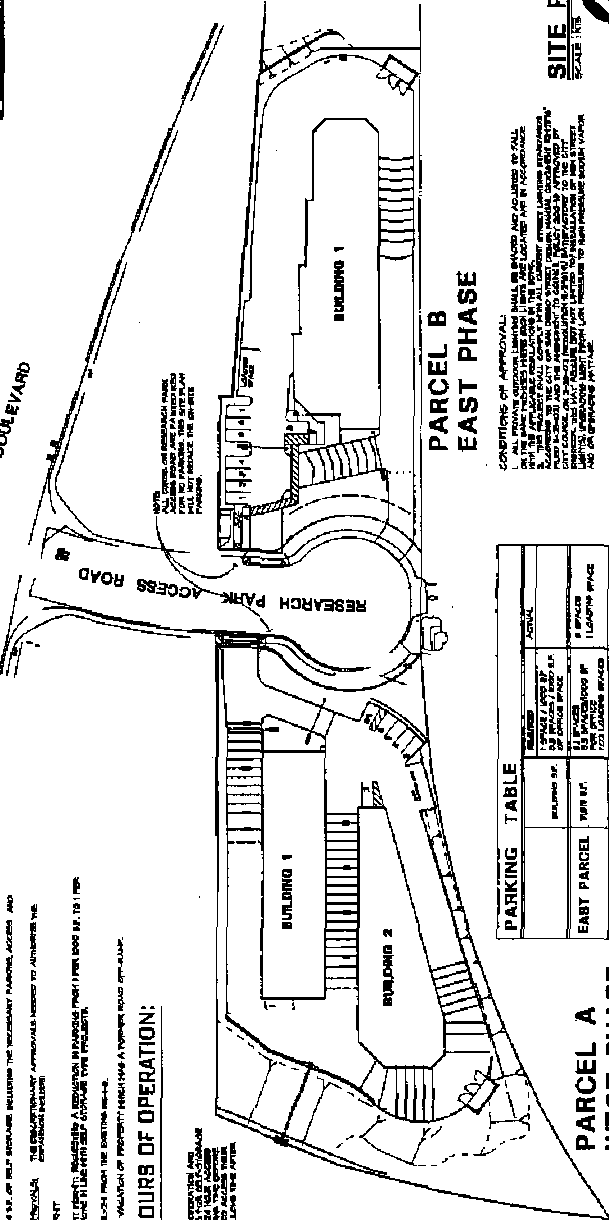


PROJECT TEAM

OWNER:	CITY OF SAN DIEGO
DESIGNER:	LEWIS & CLARK ARCHITECTS
ARCHITECT:	LEWIS & CLARK ARCHITECTS
CIVIL ENGINEER:	LEWIS & CLARK ARCHITECTS
LANDSCAPE ARCHITECT:	LEWIS & CLARK ARCHITECTS

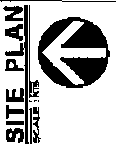
SHEET SCHEDULE

1	COVER SHEET
2	GENERAL NOTES
3	CONCEPTUAL LANDSCAPE PLAN - WEST PHASE
4	CONCEPTUAL LANDSCAPE PLAN - EAST PHASE
5	CONCEPTUAL LANDSCAPE PLAN - WEST PHASE
6	CONCEPTUAL LANDSCAPE PLAN - EAST PHASE
7	CONCEPTUAL LANDSCAPE PLAN - WEST PHASE
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41	CONCEPTUAL LANDSCAPE PLAN - WEST PHASE
42	CONCEPTUAL LANDSCAPE PLAN - EAST PHASE
43	CONCEPTUAL LANDSCAPE PLAN - WEST PHASE
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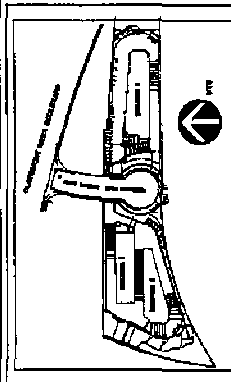
PARKING TABLE

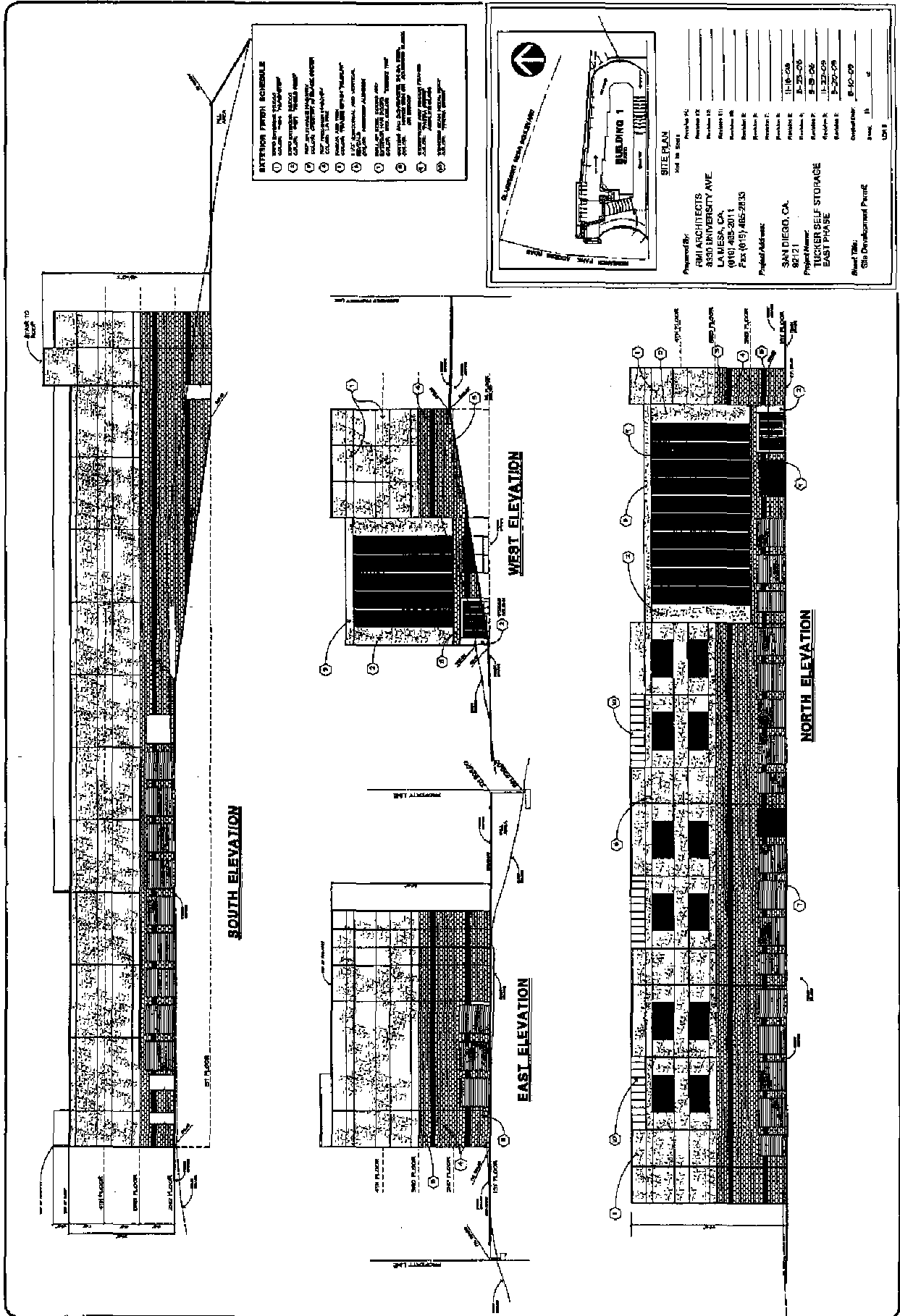
PARCEL	TYPE	SPACES	TOTAL
EAST PHASE	Surface	1,100	1,100
	Garage	0	
WEST PHASE	Surface	1,100	1,100
	Garage	0	
TOTAL		2,200	2,200



PROJECT INFORMATION

Project No.: 00000001
Project Name: TUCKER SELF STORAGE
Client: CITY OF SAN DIEGO
Address: 3744 CLAREMONT MESA BLVD., SAN DIEGO, CA 92121
Phone: (619) 485-2800
Fax: (619) 485-2800
Architect: LEWIS & CLARK ARCHITECTS
Address: 3744 CLAREMONT MESA BLVD., SAN DIEGO, CA 92121
Phone: (619) 485-2800
Fax: (619) 485-2800





EXTERIOR FINISH SCHEDULE

1. Terra Cotta Tiles
2. Concrete Form Finish
3. Concrete Form Finish
4. Concrete Form Finish
5. Concrete Form Finish
6. Concrete Form Finish
7. Concrete Form Finish
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9. Concrete Form Finish
10. Concrete Form Finish

SITE PLAN
Not to Scale

Prepared By: RMI ARCHITECTS
3830 UNIVERSITY AVE
LA MESA, CA
(916) 482-2011
Fax: (916) 485-2833

Project Address: SAN DIEGO, CA
92121

Project Name: TUCKER SELF STORAGE EAST PHASE

Sheet Title: Site Development Permit

Scale: 1/8" = 1'-0"

Date: 11/18/08

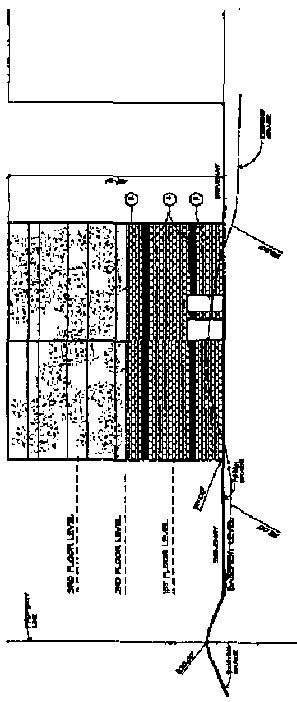
Drawn By: J. J. J.

Checked By: J. J. J.

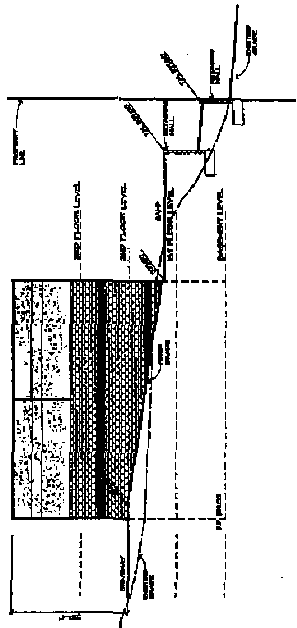
Approved By: J. J. J.

EXTERIOR FINISH SCHEDULE

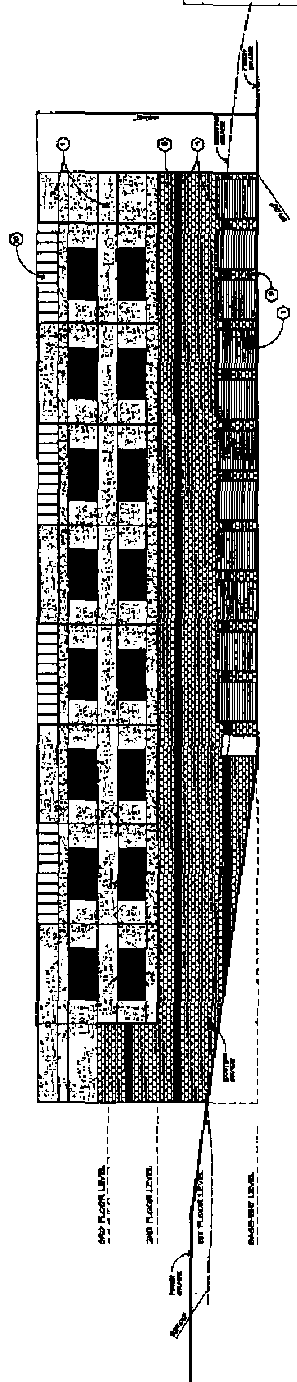
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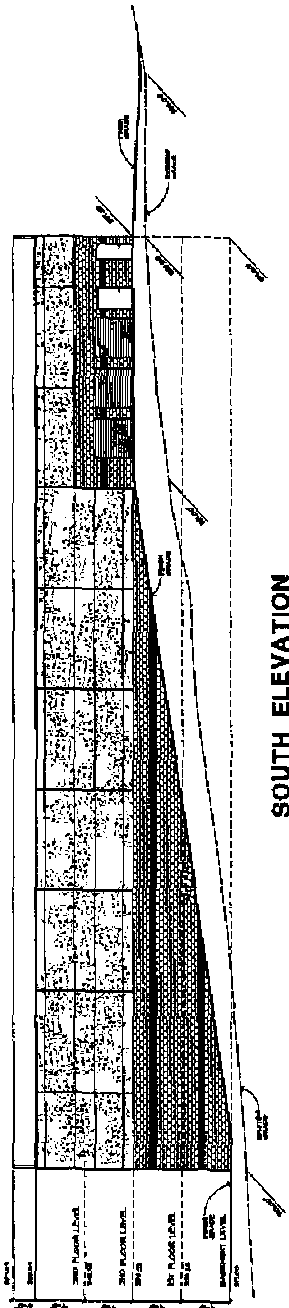
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SITE PLAN
Sheet No. 2 of 2

Revision 1	11-10-09
Revision 2	8-28-09
Revision 3	8-18-09
Revision 4	11-23-09
Revision 5	5-20-09
Original Date	8-10-09
Drawn	LS
Checked	LS
Scale	1/4" = 1'-0"

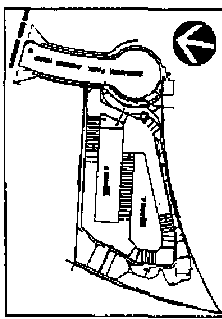
Prepared By: **PMI ARCHITECTS**
8380 UNIVERSITY AVE
LA MESA, CA
(619) 465-2811
FAX (619) 465-2823

Project Address: **SAN DIEGO, CA**
92131

Project Name: **TUCKER SELF STORAGE WEST PHASE**

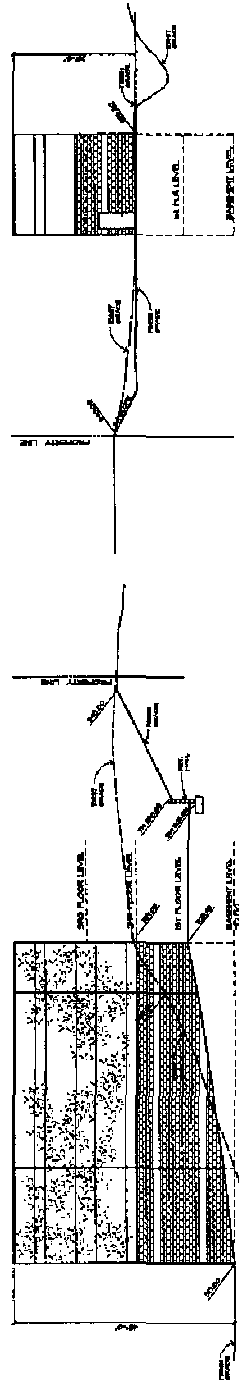
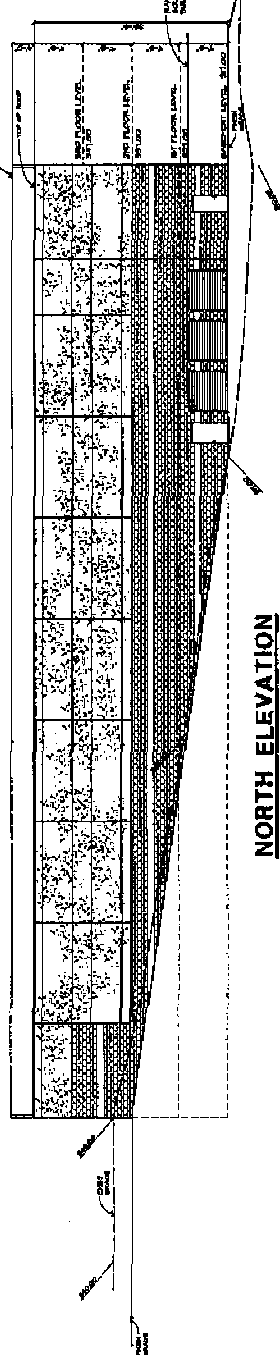
Sheet Title: **6th Comprehensive Permit EXTERIOR ELEVATIONS BUILDING 1**

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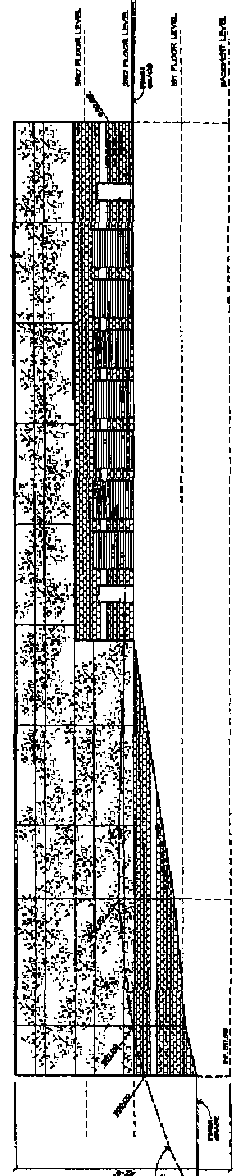


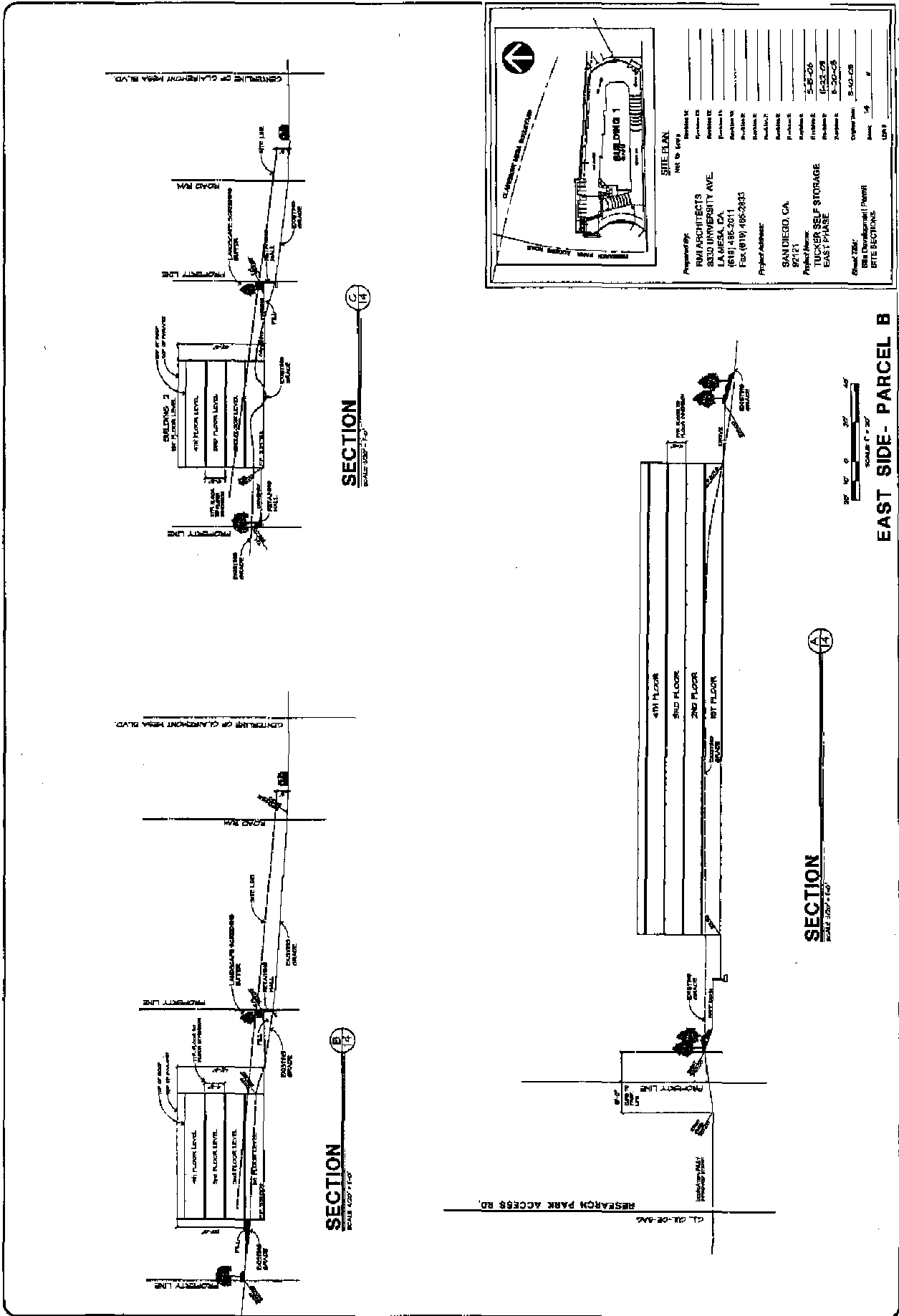
Prepared By:	RMJ ARCHITECTS 6330 UNIVERSITY AVE. LA MEBA, CA (619) 465-2011 Fax (619) 465-2639
Project Address:	SAN DIEGO, CA 67121 TUMNER SELF STORAGE WEST PHASE
Revision 1:	11-16-08
Revision 2:	6-29-09
Revision 3:	9-15-09
Revision 4:	11-23-09
Revision 5:	5-26-09
Sheet Title:	Exterior Elevations BUILDING 02
Sheet No.:	19 of 19
Scale:	1/8" = 1'-0"

- EXTERIOR FINISH SCHEDULE**
1. 1/2" Prime Concrete
 2. 1/2" Gypsum Board
 3. 1/2" Drywall
 4. 1/2" Gypsum Board
 5. 1/2" Gypsum Board
 6. 1/2" Gypsum Board
 7. 1/2" Gypsum Board
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EAST ELEVATION





SECTION
SCALE: 1/8" = 1'-0"

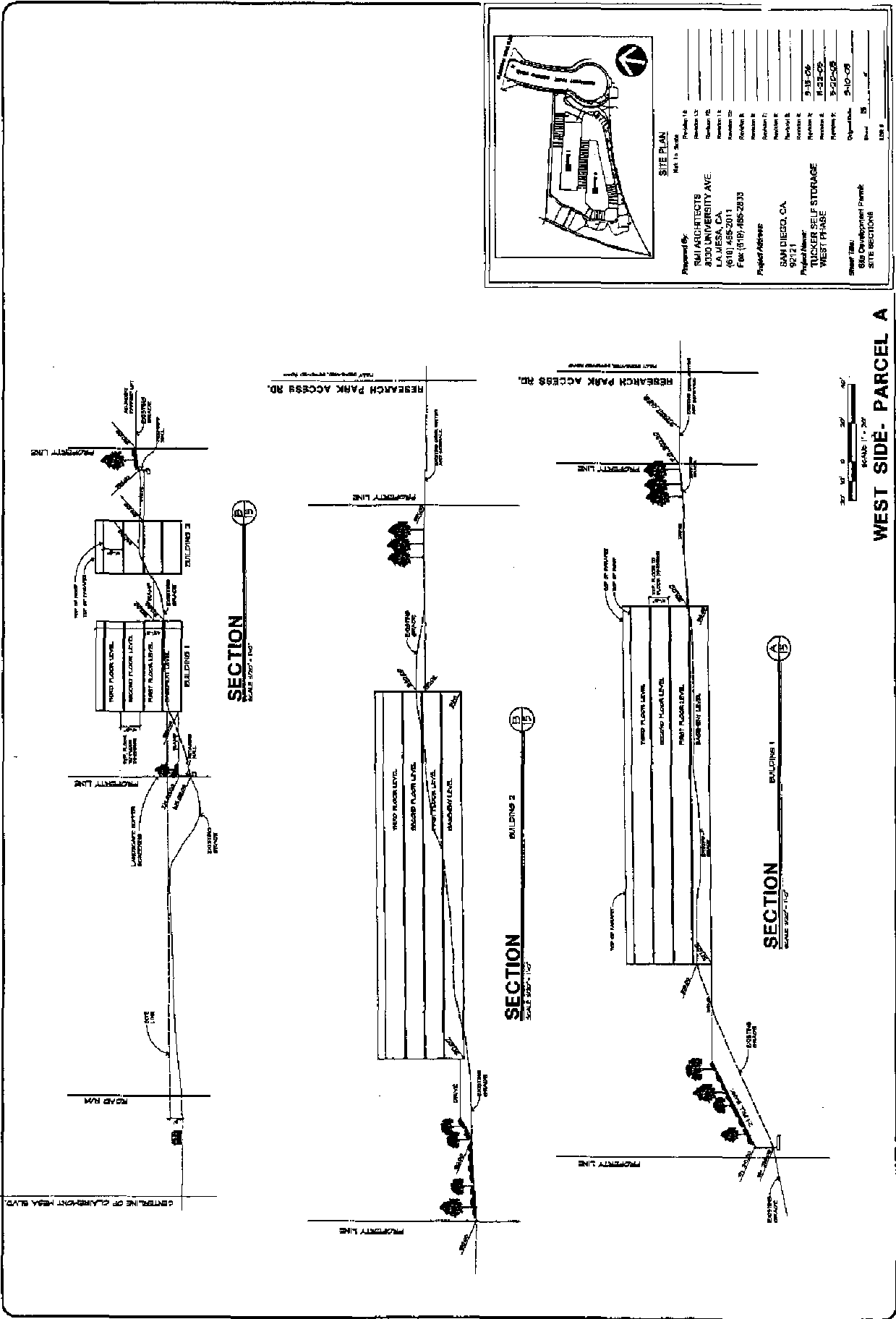
SECTION
SCALE: 1/8" = 1'-0"

SECTION
SCALE: 1" = 30'

SITE PLAN
NOT TO SCALE

Prepared By:	RMH ARCHITECTS
Address:	3330 UNIVERSITY AVE LA MESA, CA (619) 486-2011 Fax (619) 486-3833
Project Address:	SAN DIEGO, CA 92121
Project Name:	TUCKER SELF STORAGE EAST PHASE
Sheet Title:	Site Sections
Scale:	1/8" = 1'-0"
Date:	1/14/08
Drawn By:	RMH ARCHITECTS
Checked By:	RMH ARCHITECTS
Project No.:	08-001
Sheet No.:	1

EAST SIDE- PARCEL B



SITE PLAN
Not to Scale

Prepared By: RMI ARCHITECTS
4000 UNIVERSITY AVE.
LA JOLLA, CA
92037
Phone: (619) 485-2833
Fax: (619) 485-2833

Project Address: SAN DIEGO, CA
92121

Project Name: TUCKER SELF STORAGE WEST PHASE

Sheet Title: SITE SECTIONS

Project No: 2010-008

Revision: 15

Date: 11/10/09

SECTION
SCALE 1/8" = 1'-0"

SECTION
SCALE 1/8" = 1'-0"

SECTION
SCALE 1/8" = 1'-0"

WEST SIDE- PARCEL A



RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER 004556/PTS NO. 67993

SITE DEVELOPMENT PERMIT NO. 205536
TUCKER SELF STORAGE (MMRP)
CITY COUNCIL

This Site Development Permit (SDP) No. 205536 is granted by the City Council of the City of San Diego to the City of San Diego/Owner, and Andy Krutzsch/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504. The 3.35-acre site is located at 9765 Clairemont Mesa Boulevard in the IL-2-1 zone of the Tierrasanta Community Plan. The project site is legally described as Parcel A and B of Lot 2, of Map No. 825. Subject to the terms and conditions set forth in this Permit, permission is granted to the Permittee to construct three self storage buildings totaling 120,183 square feet on two adjacent parcels (Parcel "A" West Phase, a 68,868 square-foot parcel, and Parcel "B" East Phase, a 51,315 square-foot parcel), described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project or facility shall include:

- a. Development on Parcel "A" West Phase would consist of (2) three-story buildings sitting atop a basement. Parcel "A" Building (1) would consist of 8,695 square feet for each of the (3) floors and the basement, for a total of 34,780 square feet. Parcel "A" Building (2) would consist of 8,522 square feet for each of the (3) floors and the basement for a total of 34,088 square-feet.
- b. Development on Parcel "B" East Phase would consist of (1) four-story building with 12,765 square feet for the first floor and 12,850 square feet each for floors (2) through (4), of the Parcel "B" Building. The total square footage for this Building would be 51,315 square feet. The three and four story structures would include self-storage on all building levels,

with an office, lobby, and reception area on the first floor of Parcel "B" East Phase Building;

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking facilities shall consist of a minimum of 15 parking spaces including 2 accessible spaces plus 2 loading zone spaces;
- e. Hours of operation shall be 7:00 am to 7:00 pm daily; and
- f. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. Construction, grading or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the ESA and by the California Department of Fish and Game [CDFG] pursuant to Fish and Game Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Permittee the status of Third Party Beneficiary as provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO 18394. Third Party Beneficiary status is conferred upon Permittee by the City: (1) to grant Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFG, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Permittee of mitigation obligations required by this Permit, as described in accordance with Section 17.1D of the IA.

8. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

9. Before issuance of any building or grading permits, complete grading and working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit is required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the

findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. This Permit shall become effective with recordation of the corresponding final parcel map for and approval of the project site.

12. This Permit may be developed in phases. Each phase shall be constructed prior to sale or lease to individual owners or tenants to ensure that all development is consistent with the conditions and exhibits approved for each respective phase (per the approved exhibits).

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program [MMRP]. These MMRP conditions are incorporated into the permit by reference or authorization for the project.

14. As conditions of Site Development Permit (SDP) No. 205536 and Planned Development No. 205537, the mitigation measures specified in the MMRP, and outlined in the Mitigated Negative Declaration, LDR No. 67993 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.

15. The Permittee shall comply with the Mitigation, Monitoring, and Reporting Program [MMRP] as specified in the Mitigated Negative Declaration, LDR No. 67993 satisfactory to the City Manager and City Engineer. To the extent any mitigation requirements are to be fulfilled during or after grading or construction, the Permittee shall demonstrate to the satisfaction of the City Engineer prior to the issuance of the first grading permit that measures have been implemented to ensure that such mitigation requirements will be fulfilled. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas:

General; Biological Resources; Paleontological Resources; and Health and Safety.

16. Prior to issuance of any construction permit, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

ENGINEERING REQUIREMENTS:

17. Prior to the issuance of any construction permit; the Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP's) maintenance.

18. Prior to the issuance of any construction permit, the applicant shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
19. Prior to the issuance of any construction permits the Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
20. The drainage system proposed for this development is private and subject to approval by the City Engineer.
21. Prior to the issuance of a building permit the Permittee shall obtain a grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
22. This project proposes to export 13,750 cubic yards of material from the project site. All export material shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).
23. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) Order No. 99-08 DWQ and the Municipal Storm Water Permit, Order No. 2001-01(NPDES General Permit No. CAS000002 and CAS0108758), Waste Discharge Requirements for Discharges of Storm Water Runoff Associated With Construction Activity. In accordance with said permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be implemented concurrently with the commencement of grading activities, and a Notice of Intent (NOI) shall be filed with the SWRCB.
24. A copy of the acknowledgment from the SWRCB that an NOI has been received for this project shall be filed with the City of San Diego when received; further, a copy of the completed NOI from the SWRCB showing the permit number for this project shall be filed with the City of San Diego when received. In addition, the owner(s) and subsequent owner(s) of any portion of the property covered by this grading permit and by SWRCB Order No. 99 08 DWQ, and any subsequent amendments thereto, shall comply with special provisions as set forth in SWRCB Order No. 99 08 DWQ.

LANDSCAPE REQUIREMENTS: LANDSCAPE REQUIREMENTS:

25. In the event that the Landscape Plan and the Site Plan conflict, the Site Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A," Landscape Development Plan dated January 22, 2007.

26. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40-square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In no event shall there be less than nine street trees within the public right of way.

27. Prior to issuance of any construction permits for buildings (including shell), complete landscape and irrigation construction documents consistent with the Land Development Manual: Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, dated January 22, 2007, on file in the Office of the Development Services Department. Construction plans shall take into account a 40-square foot area around each tree which is unencumbered by hardscape and utilities as set forth under Land Development Codes (LDC) section 142.0403(b) 5.

28. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Permittee or subsequent Permittee to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees. Copies of these approved documents must be submitted to the City Manager.

29. Prior to issuance of any grading permit, to include slope restoration, the Permittee or subsequent Permittee shall enter into a Landscape Establishment/Maintenance Agreement (LEMA) to assure long-term establishment and maintenance of the slope areas. The LEMA shall be approved by the Landscape Section of Development Services and the City Manager. The agreement shall commence prior to release of the performance bond with Permittee or subsequent Permittee posting a new bond to cover the terms of the agreement.

30. Construction Documents for grading shall include the following note:
"Installation of landscaping associated with these construction documents shall require a minimum short-term establishment period of 120 days for all native/naturalized slope restoration and a minimum long-term establishment/maintenance period of 25 months. Final approval of the required landscaping shall be to the satisfaction of the Mitigation Monitoring Coordination Section of the Development Services Department.

31. The Permittee or subsequent Permittee shall be responsible for the installation and maintenance of all landscape improvements consistent with the Land Development Code: Landscape Regulations and the Land Development Manual: Landscape Standards. Invasive species are prohibited from being planted adjacent to any canyon, water course, wet land or native habitats within the city limits of San Diego. Invasive plants are those which rapidly self propagate by air born seeds or trailing as noted in section 1.3 of the Landscape Standards.

32. All proposed retaining, screening/privacy walls and or fences visible from the public right of way shall be screened with an evergreen vine, shrub and or tree or any combination of these plant materials to ensure that it will cover 80% percent of the walls in two years.

33. The Permittee or subsequent Permittee shall be responsible to ensure that irrigation drainage run off shall be directed away from the Multiple Habitat Preserve Area or from the transitional areas to ensure that no impacts occur in these areas.

34. Prior to issuance of grading permits, interim landscape and erosion control measures, including hydroseeding of all disturbed land (all slopes and pads), shall be submitted to the satisfaction of the City Manager (including the City's Environmental Analysis Section) and City Engineer. All plans shall be in substantial conformance to Exhibit "A," and all other applicable conditions of related permits.

35. The timely erosion control including planting and seeding of all slopes and pads consistent with the approved plans is considered to be in the public interest and the Permittee shall initiate such measures within forty-five days from the date that the grading of the site is deemed to be complete. Such erosion control and the associated irrigation systems (temporary for all slopes and permanent for pads) and appurtenances shall be installed in accordance with the approved plans and with the Landscape Standards of the Land Development Manual.

36. All required landscape shall be maintained in a disease, weed, and litter free condition at all times and shall not be modified or altered unless this Permit has been amended. Modifications such as severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit. The Permittee shall be responsible to maintain all street trees and landscape improvements consistent with the standards of the Land Development Manual.

37. If any required landscape (including, but not limited to, existing or new plantings, hardscape, landscape features) indicated on the approved plans is damaged or removed during demolition, it shall be repaired or replaced in kind and equivalent size per the approved plans within thirty days of completion of construction by the Permittee. The replacement size of plant material after three years shall be the equivalent size of that plant at the time of removal (the largest size commercially available or an increased

PLANNING/DESIGN REQUIREMENTS:

38. No fewer than 15 parking spaces including 2 accessible spaces plus 2 loading zone spaces shall be maintained on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the City Manager.

39. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of

approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

40. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.

41. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

42. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

43. Prior to the issuance of any building permit. The Permittee shall record a covenant of easement against the title to the affected premises and executed in favor of the City. The Permittee shall draft the covenant of easement as follows:

- a. to contain a legal description of the premises affected by the permit with a description of the development area and the environmentally sensitive lands that will be preserved;
- b. to impart notice to all persons to the extent afforded by the recording laws of the state regarding the restrictions affecting use of the environmentally sensitive lands covered by the permit to ensure that the burdens of the covenant shall be binding upon;
- c. the benefits of the covenant shall inure to, all successors in interest to the affected premises; and
- d. to ensure enforceability of the covenant of easement by the City.

44. All signs associated with this development shall be consistent with sign criteria established by either of the following:

- a. Approved project sign plan Exhibit "A;" or
- b. Citywide sign regulations.

45. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located.

46. Prior to the issuance of any building permits, complete outdoor lighting information shall be submitted to the Development Services Department, Land Development Review Division, for review and approval. Complete lighting information shall include a plan view photometric analysis indicating an isofoot candle plot and a point by point plot to include all areas within the private property and to extend a minimum of 50-feet beyond the property line, construction details as necessary to direct installation of the outdoor lighting system, manufacturers name, visors, prisms, lenses and reflectors and a lighting plan locating each fixture in plan view and a legend. The outdoor lighting system shall be designed, manufactured and installed to allow shading, adjusting, and shielding of the light source so all outdoor lighting is directed to fall only onto the same premises as light sources are located.

47. Prior to the issuance of any occupancy permit, a night inspection shall be required to verify compliance of the outdoor lighting system. No light shall be directed to fall outside the property line. Light levels along the perimeter of the property shall be measured no higher than three footcandles. Light levels throughout the development shall be the least practical level necessary to effectively illuminate the operation. Sky glow or light halo shall be reduced to the greatest extent practical and in no case shall initial light levels be measured exceeding eight footcandles anywhere within the site. The Permittee, or an authorized representative, shall provide an illuminance meter to measure light levels as required to establish conformance with the conditions of this Permit during the night inspection. Night inspections may be required additional fees as determined by the City Manager.

48. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.

49. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.

50. All uses, except storage and loading, shall be conducted entirely within an enclosed building. Outdoor storage of merchandise, material and equipment is permitted in any required interior side or rear yard, provided the storage area is completely enclosed by walls, fences, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and, provided further, that no merchandise, material or equipment stored not higher than any adjacent wall.

51. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed structure whose top and sides may include grillwork, louvers, and latticework.

52. No merchandise, material, or equipment shall be stored on the roof of any building.

53. No mechanical equipment shall be erected, constructed, or enlarged on the roof of any building on this site, unless all such equipment is contained within a completely enclosed architecturally integrated structure.

54. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A."

TRANSPORTATION REQUIREMENTS:

55. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the applicant to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

56. The Permittee shall construct a 26-foot and 24-foot wide City Standard driveway, adjacent to the westerly and easterly site, respectively, on Research Park Access Road. All work shall be completed and accepted by the City Engineer, prior to building occupancy.

57. The Permittee shall construct a minimum 20-foot wide emergency access for Parcel B on the east side, satisfactory to the City Engineer.

58. The Permittee shall dedicate a 1-foot right-of-way along the east side of the project and shall dedicate 2-feet along the west side of the project to provide 10-foot curb to property line distance, satisfactory to the City Engineer

59. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

WASTEWATER REQUIREMENTS:

60. All on-site wastewater systems shall be private.

61. All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. Proposed facilities that do not meet the current standards shall be private or re-designed.

62. The Permittee shall design and construct all proposed private sewer facilities to conform with the most current State, Federal and City Regulations, and to the

requirements of the most current edition of the Metropolitan Wastewater Department Sewer Design Guide or the California Uniform Plumbing Code as adopted by the City of San Diego.

WATER REQUIREMENTS:

63. Prior to the issuance of any building permits Permittee shall assure, by permit and bond, the design and construction of new water service(s) and the removal of all existing unused services within the Research Park Access Road right-of-way, in a manner satisfactory to the Water Department Director and the City Engineer.

64. Prior to the issuance of any building permits the Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) on each water service (domestic, fire, and irrigation), in a manner satisfactory to the Water Department Director, the City Engineer, and the Cross Connection Supervisor in the Customer Support Division of the Water Department.

65. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

66. Prior to the issuance of any certificates of occupancy, the Permittee shall install fire hydrants at locations satisfactory to the Fire Department and the City Engineer.

67. The Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved Exhibit "A" shall be modified at final engineering to comply with standards.

GEOLOGY REQUIREMENT

68. Geotechnical review will be required at final grading and building plans.

INFORMATION ONLY:

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the City Council of the City of San Diego on
[INSERT Date and Resolution Number] .

AUTHENTICATED BY THE CITY MANAGER

By _____

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

[INSERT NAME OF OWNER]

Owner/Permittee

By _____

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

(R-INSERT)

RESOLUTION NUMBER R-NUMBER

ADOPTED ON DATE

WHEREAS, Andy Krutzsch, Permittee, and the City of San Diego filed an application for Site Development Permit (SDP) No. 205536 to construct a 120,183 square foot self storage facility known as the Tucker Self-Storage project, located at 9765 Clairemont Mesa Boulevard, and legally described as Parcel A and B of Lot 2 of Map No. 825 thereof, filed XX in the Office of the County Recorder, City of San Diego, County of San Diego, State of California, in the Tierrasanta Community Plan area, in the IL-2-1 Zone; and

WHEREAS, on February 15, 2007, the Planning Commission of the City of San Diego considered SDP No. 205536, and pursuant to Resolution No. _____-PC voted to recommend City Council approval of the permits; and

WHEREAS, the matter was set for public hearing on _____, 2007, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to SDP No. 205536:

Site Development Permit, Findings for all Site Development Permits, SDMC Section 126.0504(a):

1. **The proposed development will not adversely affect the applicable land use plan.** The Tucker Self-Storage project proposes to construct three self storage buildings totaling 120,183 square feet on a vacant 3.35-acre site owned by the City of San Diego. While, the Tierrasanta Community Plan does not apply a specific land use designation for the project site, the Industrial Element of the Plan states that approximately three developable acres may be added to the existing six-acre, "industrial" designated site to the south of the subject project site, after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been aligned. Currently, both of these right-of-way facilities have been completed.

The Tucker Self Storage proposal would meet the intent of the Industrial Element of the community plan by providing additional "Light Industrial" development; therefore, as proposed, the project would not adversely impact the Tierrasanta Community Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare. Conditions of approval for the Planned Development Permit and Site Development Permit address public health, safety and welfare issues. Compliance with applicable building, plumbing, electrical and grading regulations will be required during the construction phase of the proposed project.

The Tierrasanta area have been historically used as a military training area known as Camp Elliott and portions of the project site appear to be located in this military training area. Because the project would involve grading areas which appear to be previously undisturbed the applicant will be required to obtain proof/approval from the Department of Toxic Substance Control (DTSC) that the entire site has been swept and cleared before issuance of grading permits; therefore, as conditioned, the proposed development will not be detrimental to the public health, safety and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code. The proposed project requires a Rezone from the RS-1-1, IH-2-1 and IP-2-1 zones to the IL-2-1 zone. The IL-2-1 zone allows for a mix of light industrial uses and office uses with limited commercial uses. Along with the Rezone the project requires a Site Development Permit (SDP) and a Public Right-of-Way Vacation. The Public Right-of-Way Vacation is for the property which was formerly part of an Interstate 15 off-ramp. A SDP is required due to impacts to Environmentally Sensitive Lands. Approximately 2.36-acres of Coastal sage scrub habitat (CSS Tier II) and 0.53-acres of Non-native Grassland (NNGL Tier IIIB) will be impacted by the proposed project.

Supplemental Site Development Permit Findings – Environmentally Sensitive Lands, SDMC Section 126.0504(b):

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands. The proposed project is within the City of San Diego's MSCP, but outside of the MHPA boundary as delineated within the City's MSCP Subarea Plan. Mitigation would be required for direct impacts to 2.36 acres of coastal sage scrub onsite and for impacts to 0.53 acres of non-native grassland onsite. Mitigation for direct impacts to the habitats onsite would consist of either offsite acquisition in a City approved Mitigation Bank or payment into the City's Habitat Acquisition Fund. Based upon the mitigation the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

The proposed development footprint is located within previously graded areas and areas with a slope of 25 percent or less. A condition of the Permit requires a recorded covenant of easement to restrict development on portions of the site with natural slopes greater than 25 percent. The covenant of easement will include a description of the development area and the environmentally

sensitive lands, areas with natural slopes greater than 25 percent that will be preserved. The purpose of the covenant is to impart notice to all persons to the extent afforded by the recording laws of the state regarding the restrictions affecting use of the environmentally sensitive lands covered by the permit to ensure that the burdens of the covenant shall be binding; the benefits of the covenant shall inure to, all successors in interest to the affected premises; and to ensure enforceability of the covenant of easement by the City; therefore, the proposed development is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The project site is underlain by the Friars Formation which exhibits high paleontological resource sensitivity in the project area. Grading for the proposed project would require excavation and removal of approximately 18,895 cubic yards of cut material, 5,145 cubic yards of fill, and would extend to depths of approximately 17 feet below the surface. According to the City of San Diego Paleontology Guidelines (City of San Diego 2002), impacts to paleontological resources are considered potentially significant for areas with a high sensitivity if grading would exceed 1,000 cubic yards and extend to a depth of 10 or more feet. Because project grading would exceed both of these thresholds, the proposed project could result in a potentially significant impact to paleontological resources. Therefore, the project would require paleontological monitoring during grading and excavation activities. The project applicant would be required to implement the mitigation measures as detailed in Section V, MMRP of the attached MND, to reduce project-specific impacts to below significant levels.

According to the City of San Diego Seismic Safety Study Maps, the project site is assigned a Geologic Hazard Rating of 52 (favorable geologic structure; low to moderate risk). Proper engineering design of the self storage facility would ensure that the potential for geologic impacts from on-site and regional hazards would be less than significant.

No earthquake faults have been mapped on or immediately adjacent to the site. The project would not result in fire hazards. The project has been designed to meet all fire and life safety codes. The project design minimizes impacts to natural land forms. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands. See 1 above.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed project would occur within the City of San Diego's MSCP, but outside of the MHPA boundary as delineated within the City's MSCP Subarea Plan. Mitigation would be required for direct impacts to 2.36 acres of coastal sage scrub onsite and for impacts to 0.53 acres of non-native grassland onsite. Mitigation for direct impacts to the habitats onsite would consist of either offsite acquisition in a City approved Mitigation Bank or payment into the City's Habitat Acquisition Fund. Based upon the

mitigation the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply. The proposed project is not located on a beach or bluffs and will not contribute to the erosion of public beaches. A Water Quality Technical Report entitled, *Water Quality Technical Report Tucker Self Storage* was prepared for the proposed project by Snipes-Dye Associates dated November 21, 2006, and a site specific preliminary drainage report entitled, *Preliminary Hydrology/Hydraulic Calculations for Onsite Drainage for The Tucker Self Storage Facility* was also prepared for the proposed project by Project Design Consultants dated January 2002. According to reports the project is contributory to the Mission San Diego Hydrology Unit of the San Diego River Basin (907.11). The site discharges directly to Murphy Canyon Creek, discharging to the lower San Diego River; therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development. The project has been designed to minimize disturbances to the environment and reduce all impacts to a level below significance. The proposed development will be located on the least environmentally sensitive portions of the property. The City of San Diego conducted an Initial Study in accordance with the California Environmental Quality Act. The Initial Study determined that the project could have a significant environmental effect in the following areas: Paleontological Resources, Biological Resources and Health/Safety. A draft Mitigated Negative Declaration was prepared, and a Mitigation, Monitoring and Reporting Program (MMRP) have been developed to ensure that the project would not have a significant negative environmental impact on these resources. The MMRP contains measures that have been identified in various approved technical reports to reduce potential project impacts to the identified resources. The MMRP contains measures that have been identified in various approved technical report to reduce potential project impacts to below a level of significance. Thus, all mitigation reasonable related to and calculated to alleviate negative impacts created by the proposed development have been or will be incorporated into the conditions of the development permits.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the recommendation of the Planning Commission is sustained, and Site Development Permit (SDP) No. 205536 is are granted to Andy Krutzsch,

Permittee, and the City of San Diego Owner, under the terms and conditions set forth in the permit attached hereto and made a part hereof.

APPROVED: MICHAEL AGUIRRE, City Attorney

By

NAME

Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

R-INSERT

Reviewed by Patricia Grabski

Rezone Ordinance without Tentative Map

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 3.35-ACRES FROM RS-1-1 (RESIDENTIAL-SINGLE UNIT), IP-2-1 (INDUSTRIAL - PARK), AND IH -2-1 (INDUSTRIAL-HEAVY) TO IL-2-1 (INDUSTRIAL-LIGHT) LOCATED AT 9765 CLAIREMONT MESA BOULEVARD IN THE TIERRASANTA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, AND REPEALING ORDINANCE NO. 16187 (NEW SERIES), ADOPTED APRIL 2, 1984, OF THE ORDINANCE OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the 3.35-acre site located at 9765 Clairemont Mesa Boulevard in the Tierrasanta Community Plan area, and legally described as Parcel A and B of Lot 2, of Map No. 825, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4248, filed in the office of the City Clerk as Document No. OO-_____, are rezoned from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial - Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-Light).

Section 2. That Ordinance No. 16187 (New Series), adopted April 2, 1984, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
Attorney name
Deputy City Attorney

pxg
Or.Dept: INSERT~
Case No. 4456/67993
O-INSERT~

Rezone Ordinance without Tentative Map

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 3.35-ACRES FROM RS-1-1 (RESIDENTIAL-SINGLE UNIT), IP-2-1 (INDUSTRIAL - PARK), AND IH -2-1 (INDUSTRIAL-HEAVY) TO IL-2-1 (INDUSTRIAL-LIGHT) LOCATED AT 9765 CLAIREMONT MESA BOULEVARD IN THE TIERRASANTA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, AND REPEALING ORDINANCE NO. 16187 (NEW SERIES), ADOPTED APRIL 2, 1984, OF THE ORDINANCE OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICT HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the 3.35-acre site located at 9765 Clairemont Mesa Boulevard in the Tierrasanta Community Plan area, and legally described as Parcel A and B of Lot 2, of Map No. 825, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4248, filed in the office of the City Clerk as Document No. OO-_____, are rezoned from RS-1-1 (Residential-Single Unit), IP-2-1 (Industrial - Park), and IH -2-1 (Industrial-Heavy) to IL-2-1 (Industrial-Light).

Section 2. That Ordinance No. 16187 (New Series), adopted April 2, 1984, of the ordinances of the City of San Diego is repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

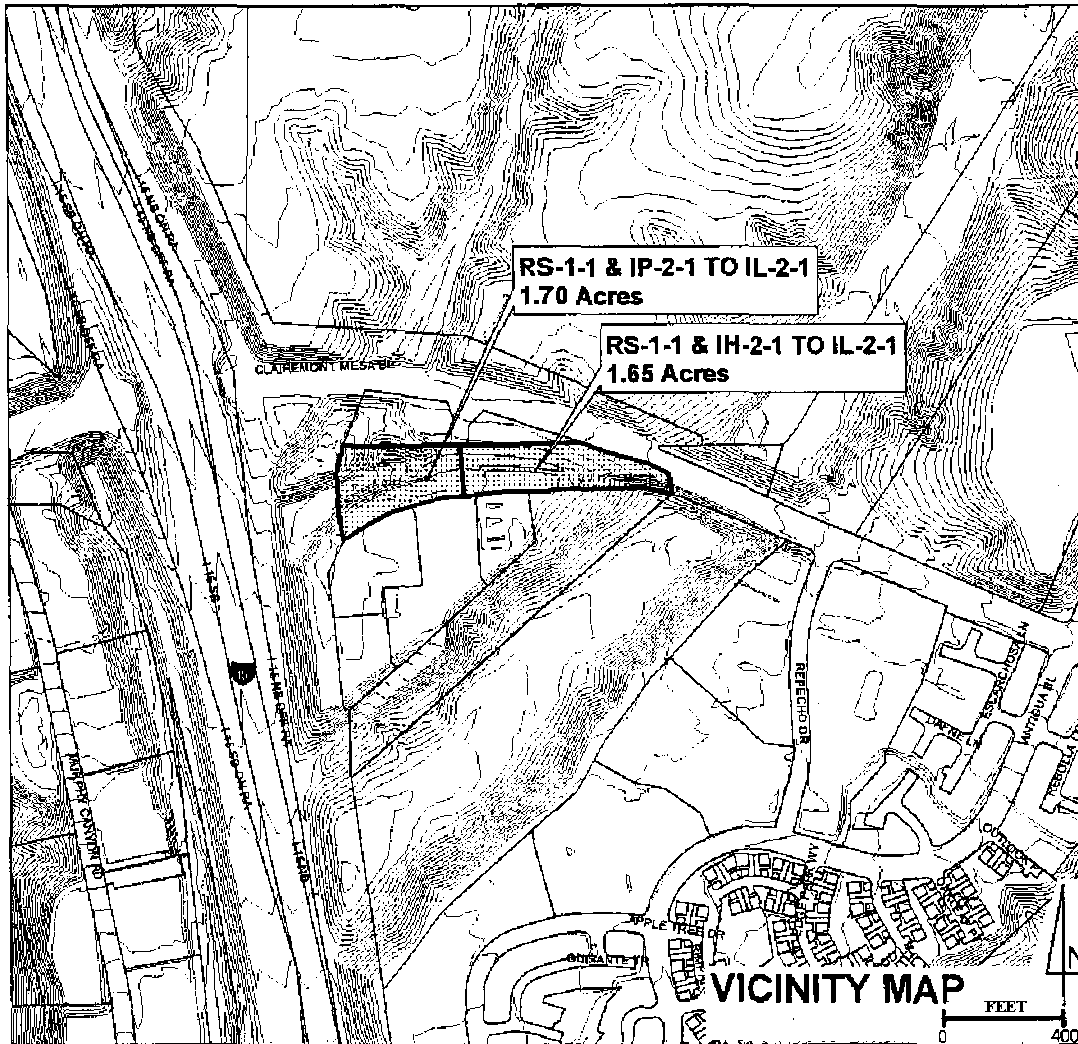
APPROVED: MICHAEL AGUIRRE, City Attorney

By _____
Attorney name
Deputy City Attorney

pxg
Or.Dept: INSERT~
Case No. 4456/67993
O-INSERT~



CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



Parcel A and B of Lot 2, of Map No. 825		CASE NO. 42-0935/PTS 57993
ORDINANCE NO. _____	REQUEST IL-2-1	DEVELOPMENT SERVICES MANAGER
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	B- 4248
BEFORE DATE _____		APN: 369-121-07
EFF. DATE ZONING _____		(242-1734) 11-13-06 kdj
MAP NAME AND NO. _____		

Map Document: J:\GIS\PGIS\B and C Sheets\369_sheets\369_rhd.dwg
 11/13/2007 - 1:19:06 PM

**SUMMARY VACATION OF A PUBLIC RIGHT-OF-WAY EASEMENT
RESOLUTION**

WHEREAS, the California Streets and Highways Code section 8330 et seq. and San Diego Municipal Code section 125.1001 et seq. provides a procedure for the summary vacation of a public right-of-way easement by City Council resolution where the easements are no longer required; and

WHEREAS, the affected property owner has requested the vacation of the public right-of-way easement, to unencumber this property and facilitate development of the site as conditioned in approved Site Development Permit No. 205536 and Planned Development Permit No. 205537; and

WHEREAS, the City Council finds that:

- 1. There is no present or prospective use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.** The proposed public right-of way vacation is for property which was formerly an Interstate 15 off-ramp. Since a new interchange for interstate 15 and Clairemont Mesa Boulevard has been constructed there is no present or prospective use for the existing public right-of-way, either for which it was originally acquired for or any other public use or a like nature that can be anticipated that requires it to remain.
- 2. The public will benefit from the action through improved use of the land made available by the vacation.** The action of vacating the right-of-way will benefit the public by adding 3.35-acres of light industrial land to the City of San Diego.
- 3. The vacation does not adversely affect any applicable land use plan.** The proposed vacation will not adversely affect the applicable land use plan. Specifically, the Tierrasanta Community Plan's Industrial Element states the subject property should be added to the existing 6-acre, Industrial designated site to the south of the project site after the Interstate 15 interchange has been completed and after Clairemont Mesa Boulevard has been re-aligned. Both these actions have been completed; therefore, the proposal to vacate the easement will not adversely affect any applicable land use plan.
- 4. The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.** The public facility for which the public right-of-way easement was originally acquired will not be detrimentally affected by the vacation because the former Interstate 15 off-ramp has been constructed at another location; therefore, the subject right-of-way easement is no longer needed.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the public-right-of-way vacation, in connection with Site Development Permit No. 205536 and Planned Development Permit No. 205537 as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 20397-B, and on file in the office of the City Clerk as Document Nos. RR-_____, and RR-_____, which are by this reference incorporated herein and made a part hereof, is ordered vacated.

2. That said street vacation is conditioned upon the recordation of a two parcel, Parcel Map. In the event this condition is not completed within two years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

That the City Clerk shall cause a certified copy of this resolution, with attached exhibits, attested by him under seal, to be recorded in the office of the County Recorder.

BE IT FURTHER RESOLVED, that this activity is covered under Tucker self Storage Mitigated Negative Declaration No. 67993, dated January 31, 2007, certified by the City Of San Diego City Council. The activity is adequately addressed in the Mitigated Negative Declaration and there is no change in circumstance, additional information, or project changes to warrant additional environmental review.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

Deputy City Attorney

pxg

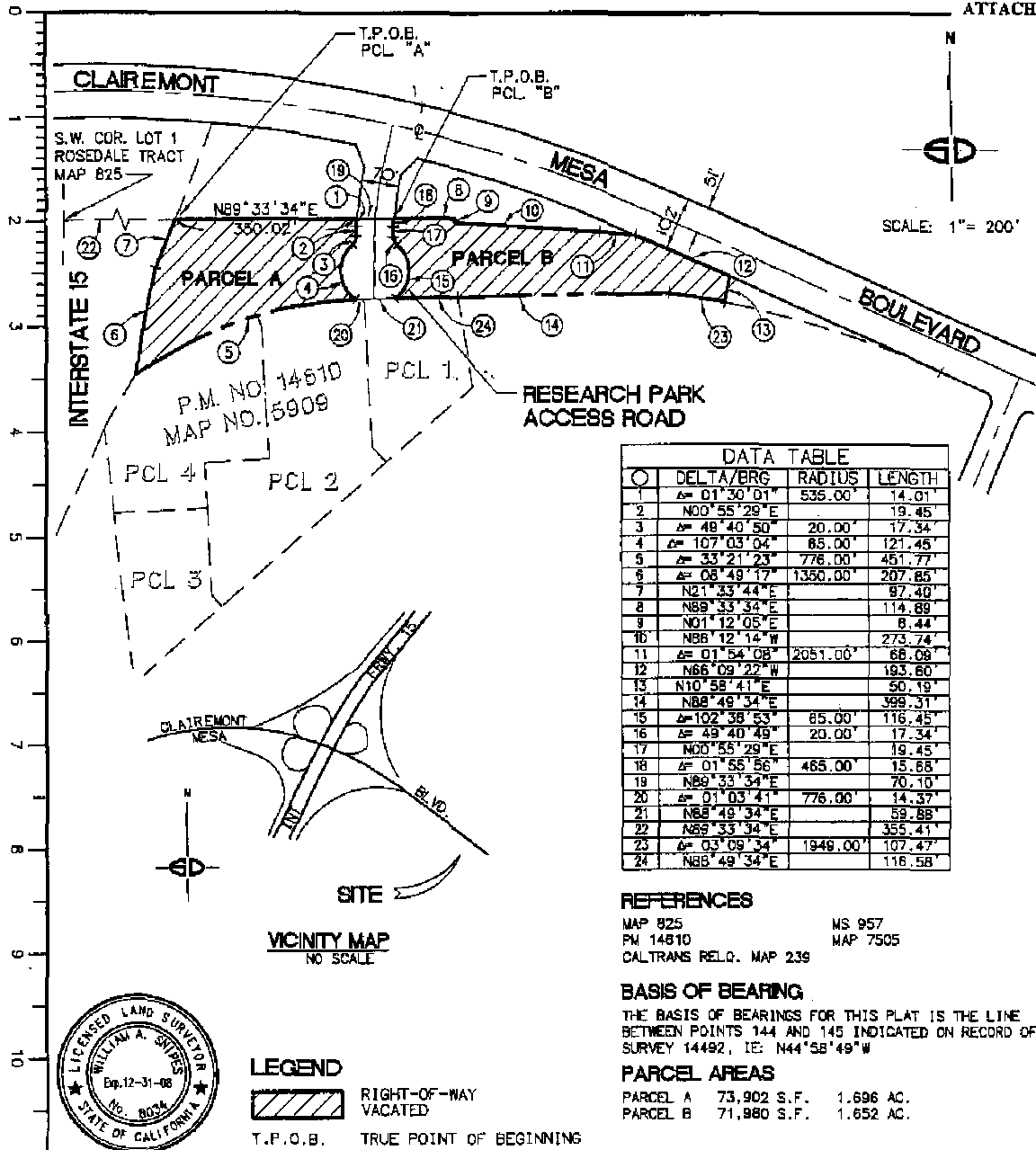
1/29/07

Or.Dept:DSD

R-

PTS 67993

Job Order No. 004556



DATA TABLE			
○	DELTA/BRG	RADIUS	LENGTH
1	Δ= 01°30'01"	535.00'	14.01'
2	N00°55'29"E		19.45'
3	Δ= 49°40'50"	20.00'	17.34'
4	Δ= 107°03'04"	85.00'	121.45'
5	Δ= 33°21'23"	776.00'	451.77'
6	Δ= 08°49'17"	1350.00'	207.85'
7	N21°33'44"E		97.40'
8	N89°33'34"E		114.89'
9	N01°12'05"E		8.44'
10	N88°12'14"W		273.74'
11	Δ= 01°54'08"	2051.00'	66.08'
12	N66°09'22"W		193.60'
13	N10°58'41"E		50.19'
14	N88°49'34"E		399.31'
15	Δ= 102°38'53"	85.00'	116.45'
16	Δ= 49°40'49"	20.00'	17.34'
17	N00°55'29"E		19.45'
18	Δ= 01°55'56"	465.00'	15.68'
19	N89°33'34"E		70.10'
20	Δ= 01°03'41"	776.00'	14.37'
21	N88°49'34"E		59.88'
22	N89°33'34"E		355.41'
23	Δ= 03°09'34"	1949.00'	107.47'
24	N88°49'34"E		116.58'

REFERENCES

MAP 825 MS 957
 PM 14810 MAP 7505
 CALTRANS RELQ. MAP 239

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN POINTS 144 AND 145 INDICATED ON RECORD OF SURVEY 14492, IE: N44°58'49"W

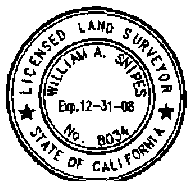
PARCEL AREAS

PARCEL A 73,902 S.F. 1.696 AC.
 PARCEL B 71,980 S.F. 1.652 AC.

VICINITY MAP
NO SCALE

LEGEND

- RIGHT-OF-WAY VACATED
- T.P.O.B. TRUE POINT OF BEGINNING



ENGINEER OF WORK
SNIPES-DYE ASSOCIATES
 CIVIL ENGINEERS AND LAND SURVEYORS
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
 TELEPHONE (619) 697-9234
 [Signature] 1/10/07
 WILLIAM A. SNIPES L.S. 8034
 EXPIRES 12-31-2008

**STREET VACATION - CLAIREMONT MESA BOULEVARD
 EASTERLY OF INTERSTATE 15**

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	W.O. -004556 PTS # 67993
ORIGINAL	SDA				SHEET 1 OF 1 SHEET	
					FOR CITY ENGINEER	1882-6293 NAD 83 COORDINATES
					DATE	242-1733 LAMBERT COORDINATES
					STATUS	20397-B

Tierrasanta Community Council and Planning Group

Mailing Address: 4985 La Cuenta Drive,
San Diego, CA 92124

Website: www.tierrasantacc.org
E-mail: tierrasantacc@netscape.net

Draft Minutes

From the Regular Meeting held on
Wednesday, August 16th, 2006

at the Tierrasanta Recreation Center
11220 Clairemont Mesa Blvd, San Diego, CA 92124

P Eric Germain – President & Chair	P Brien O'Meara – Area 1	P Tracy Conroy – Area 5
P Donovan Geiger – Vice Pres. For Plans	P Chris Nowacki – Area 2	P Scott Hasson – Area 6
P Tony Tibbetts – Vice Pres. for Issues	A2 Eric Bender – Area 3	P Tim Taylor – Area 7
P Fred Zuckerman – Chief Financial Officer	P Dan Lazzaro – Area 3	P David Oates – Area 7
P Kim Taylor – Secretary	P Lee Campbell – Area 4	P Jim Taylor – Area 7
P Lou Binford – Commercial Director	P Susan Deininger – Area 4	A1 Jerry Bierman – Area 8 (AL)
P = Present A1 / A2 / A3 / A4 = Absent (1 st , 2 nd , 3 rd , 4 th) AL = At Large		
CP600-24, Art IV, Sec 1: a vacancy exists upon the 3 rd consecutive absence or 4 th absence in 12 months (April through March).		

The August 16th meeting of the Tierrasanta Community Council (TCC) was called to order by President Eric Germain at 7:05 PM in the Tierrasanta Recreation Center. Area 2 Director Chris Nowacki led the pledge of allegiance. A quorum was declared present.

Note: Events reported below did not necessarily occur in the sequence indicated in these minutes.

Approval of Minutes from July 19th, 2006: The Chair announced several minor changes.

Motion (Tibbetts / Hasson): TCC approved the minutes with changes. Passed 16-0.

Agenda Review, Additions & Continuances: The agenda was adopted as written, but the Chair announced he would adjust items based on a separately agreed order of presenters.

Special Announcements: The Chair announced decision day for Proposition A, the proposal to build an unnecessary airport at MCAS Miramar, is only 83 days away.

Non-Agenda Public Comment:

Councilman Jim Madaffer (619-236-6677, jmadaffer@sandiego.gov) paid a surprise visit to the TCC. He opened his remarks by commenting on the recent vote in favor of the Regents Road bridge over Rose Canyon in University City, and the sense by some that his vote in favor of this road extension means he is in favor all other road extensions. He noted that 1) the city council voted to remove the extension of Tierrasanta Blvd (and its associated bridge across the San Diego River) from the city's transportation element, and 2) the Jackson Drive extension through MTRP was planned to come first, and since this

TCC as a Community Planning Group

ACTION & INFORMATION ITEMS:

Item 111: Tucker Self Storage, Project 67993. The Chair began a review of the Tucker project by explaining the actions of the July 26th meeting of the Community Development Committee (CDC). CDC voted 5-1 to approve project with some conditions, and as such the CDC's motion becomes the motion under consideration by the TCC.

Steve Laub, consultant for the applicant, introduced the applicant Andy Krutzsch and his team: Architect Rick Marrs and engineer Bob Bruckart. Mr Marrs reviewed the changes to the project, including those imposed by the city and those requested by the TCC. Changes include:

- There used to be two buildings on the east parcel, now there is only one building. This is because environmentally sensitive land (ESL) regulations required an 18% reduction in footprint to 120k sq.ft.
- The retaining walls are changed: previously the plan was for 12-foot walls but per city requirement there now will be two different eight-foot walls with landscaping in between.
- Floor area ratio on the east side is 1.1, and on the west side it is 1.2. A FAR of 2.2 is the maximum allowed per zoning.
- Self storage rentable units are reduced in number from 1225 to 1003 due to the reduction in footprint and FAR.
- Architecture changes include adding a glass face (false windows) on the Clairemont Mesa Blvd side to make the building look more like an office building. Also, there will be a metal roof parapet look to make it look less like a blocky self-storage building. Finally, there will be staggered set backs on the north side to give it a more textured look.
- The original design had two public driveways on each side but now there is only 1 driveway for the public and a second for use only by the fire department.

TCC discussion that followed was lively and lengthy. A summary of the discussion, attached to the end of these minutes (below), identifies the main points in support of and in opposition to the proposed project as expressed by TCC members during the discussion. This summary was sent both to the city (DSD) and to the applicant's representative along with the record of the TCC's vote.

The Chair announced again that the motion before the TCC was as provided by the CDC: to approve with restrictions. Director Scott Hasson introduced a substitute motion to reject the project but there was no second to this motion. Thus, the motion before the TCC was as follows:

Main Motion (CDC): *TCC recommends approval of the Tucker project as presented. Applicant will work with the TCC, the military and the city as appropriate to pursue the possibility of landscaping the north-side adjacent property (owned by the federal government) and thus to beautify the entrance to both the Tucker facility and the community.*

Amendment to the Main Motion (Taylor / Tibbetts): TCC imposes the following additional conditions to its vote of approval:

- The applicant shall add at least four false windows to the façade of the west end of the northwestern-most building (building 1) facing I-15.

- The applicant shall plant at least 8 trees on Clairemont Mesa Blvd along the public right of way immediately adjacent to the unnamed street (the research park access road) to extend the existing landscaping, probably 4 trees to the west and 4 trees to the east of the driveway.
- The applicant shall seek TCC approval of a detailed signage plan including the following specifics: colors, materials, sizes, lighting and locations.

Motion to Amend: a vote on the motion to amend the main motion passed 11-2-3. The abstentions were a statement of protest against the main motion.

Main Motion on the Tucker Project, as amended: the TCC's vote on the Tucker Project resulted in a tie: 8-8-0.

The result of this tie vote was neither to recommend approval nor disapproval of the project. A tie vote is a "split vote" and it is reported to the City as such.

[Note: This split vote was reported to DSD and to the applicant by fax on 29 Aug 06. The description of arguments in favor and in opposition, attached below, also was provided.]

Item 112: CWA Mission Trails Project Final EIR. The CWA board of directors is to meet on August 23rd to accept and approve the Final EIR for the MTRP pipeline and FRS project.

COMMITTEE & REPRESENTATIVE REPORTS: short info-only updates.

Item 123: Tierrasanta Recreation Council: CFO Fred Zuckerman explained that the cost overruns for construction of the de Portola comfort station have not been discussed with the community in general or with the Rec Council in particular. A special meeting of the Rec Council with city officials is planned for August 23rd to review the nature of the unexpected cost growth.

Item 126: Military Housing Committee: The Chair corrected the agenda and noted the next committee meeting is planned for September 21st rather than August 17th.

TCC as a 501(c)(4) Corporation

ACTION & INFORMATION ITEMS:

Item 311: Golf Tournament: Committee Chair Tracy Conroy noted that there were very few sponsors compared to prior years even though the event has been better advertised to the Tierrasanta business community than in the past.

Item 312: CC&R Committee Chair responsible for CC&R enforcement. Point of contact for CC&R complaints is the TCC Chair, Eric Germain (egermain@pacbell.net).

Motion (K. Taylor / Hasson): TCC approves the Chair's appointment of a new Chair of the Community Maintenance Committee (CMC). Passed 16-0-0.

TCC Comments related to the Discussion and Vote on Tucker Self Storage, project 67993

TCC comments in support of the project

1. While the proposed project presents a significant visual impact, a self-storage facility presents about the least possible impact in terms of traffic, noise and light that would exist were any other type of project to be planned.
2. The applicant has demonstrated a willingness to work with the community to mitigate the impact of this significant project.
3. The proposed project, with its false windows, granite facing and roof-top parapet, will look more like an office building (and more like the adjacent research park) than it will look like a typical self storage facility.
4. The applicant has been forthcoming in addressing previously expressed community concerns relating to appearance, construction materials, parking, vegetation and lighting.
5. The applicant has rights to develop the site and there's little the TCC can do to change that. A gated facility that is open for limited hours and surveilled by cameras is not as bad as other possible uses for the site.
6. A property owner (or a person with rights to a property) should be able to use the property within the limits of the law, zoning and the community plan. There are too many examples of bureaucrats and neighbors telling others what they can and cannot do with their land.

TCC comments in opposition to the project

1. A massive structure like this 4-storey facility is too monumentally large to be placed so near the entrance to Tierrasanta as it would completely change the appearance of the community.
2. The applicant's claim to the property is derived from a lawsuit where the facts have been concealed from the public. The TCC should not endorse the fruits of back-room dealing by city bureaucrats and developers, which is an altogether too frequent practice in San Diego.
3. The change in zoning should be to a lesser industrial zone that is commensurate with the adjacent Research Park. The proposed re-zoning for this project, to an excessively high industrial zone, results in a site that in the future could be transformed into any of a number of uses the TCC would find strongly objectionable.
4. The applicant failed to produce before-and-after color renderings of the redesigned project site, thereby making it impossible for the TCC to assess the true visual impact. Similarly, the applicant could have provided, but failed to provide, photos of other similar projects to more clearly explain their vision for how the project would look upon completion.
5. The applicant continues to refuse to demonstrate a willingness to actively work with the community to improve the appearance of an adjacent property that happens to be owned by the federal government and that serves as an entrance to Tierrasanta.
6. A year ago the applicant reported to the TCC that requested changes "did not pencil out" and thus were infeasible, yet today the project has shrunk by 20% (in terms of numbers of rental units) and yet the project is projected to remain sufficiently profitable.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 448-5000

Ownership Disclosure Statement

Project Title Tucker's Mini Storage	Project No. For City Use Only
Project Address: 9765 Clairemont Mesa Blvd. (Southeast corner of Clairemont Mesa Blvd. & Interstate 15)	

Part I - To be completed when property is held by individual(s)

Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of individual (type or print):
 Andrew S. Krutzsch
 Owner Tenant/Lessee

Street Address:
 104 West "I" Street

City/State/Zip:
 Brawley, CA 92227

Phone No: (760) 344-8121 **Fax No:** (760) 344-6900

Signature: *[Signature]* **Date:** 3/22/05

Name of individual (type or print):
 CITY of SAN DIEGO
 Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of individual (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: **Fax No:**

Signature : **Date:**

Name of individual (type or print):

Owner Tenant/Lessee

Street Address:

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Signature : **Date:**

This information is available in alternative formats for persons with disabilities.
 To request this information in alternative format, call (619) 446-5446 or (800) 735-2929 (TDD)
 Be sure to see us on the World Wide Web at www.sandiego.gov/development-services



PROPOSED SITE AT LANDSCAPE MATURITY
TUCKER SELF STORAGE PHOTOSIMULATION
 2005 DESIGN
 CLAIRMONT MESA BLVD & I-15 EXIT RAMPS LOOKING SOUTHEAST



**PROPOSED SITE AT LANDSCAPE MATURITY
TUCKER SELF STORAGE PHOTOSIMULATION
2008 DESIGN WITH 2005 DESIGN SHOWN IN SILHOUETTE
CLAIRMONT MESA BLVD & RESEARCH PARK ACCESS ROAD LOOKING SOUTH**

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CONSTRUCTION. 1/21/08



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